



## **Financial Report**

W Bearth advised the Board as to the current status of owner accounts. T Sansing asked that CBL send a letter to the owner of 344 acknowledging his adherence to the payment plan and release of the lien.

W Mauro questioned the pest control services and the high cost of cleaning the common area carpets. CBL will get a bid from Chem-Dry for cleaning the building.

## **Managers Report**

W Bearth report the following-

1. Sundance vending (the 2 soda machines and the candy machine), has informed us that they will no longer be paying commission on the vending revenues that they collect. They issued 7 checks totaling \$163 in commissions in the past 12 months. They offered to remove the machines, for now we have left them in place and we may want to view them as a guest/owner amenity. The cost to the HOA is the electricity if we decide to leave them in place. The board recommending removing one of the 2 soda machines.
2. Performing Arts Center Update-To date the PAC board has raised just over \$11 million, which is nearly half way to their goal. The fund raising campaign will be elevated to a higher level of public awareness early this summer.
3. The parking garage on the Manor Lodge Site will resume construction the first week of June 2013. Only Phase I of the garage will be completed which means it will hold approximately 120 cars. Project should be completed this fall.
4. Mt. CB budget, from Joe Fitzpatrick- "The assessed valuation of property in Mt. Crested Butte has beat up our capital improvement budget for things like roads and recreation path extension projects. We just cannot afford much right now." Also, he mentioned at the town council meeting on May 21, he expected a 20% decrease in revenues from property taxes for the next 2 years.
5. New legislation affecting 3 Seasons-
  - a. HB 1277: Presented to Hickenlooper, if passed, property managers would have to hold CAI credentials or a similar certification from another trade association and be able to pass a state test demonstrating a knowledge of state laws governing HOAs as well as basic finance and budget skills. The bill would require managers to submit to background checks and fingerprinting and to pass a state test to obtain a license. (G Benton and W Bearth have CAI credentials already!)
  - b. HB 13-1134: signed in May and requires all HOAs, no matter how large or when they were created, to register with the HOA Information Office and Resource Center. The bill was heavily amended from its original form and

no longer expands the office and grants it investigative and enforcement powers against HOA boards. (TS is registered, CBL did that based on the original bill)

- c. HB 13-1276: The Bill requires associations to offer a six month payment plan for delinquencies so long as the owner stays current on the assessments and the payment plan. Additionally, the delinquency notices provided by the Association will need to be revised to contain certain statutorily required information, such as the name and phone number of the person to call to discuss the delinquency as well as the association's enforcement rights and remedies.
- d. HB 1237: Effective January 1, 2013, the provisions of HB 1237 concerning association records went into effect. HB 1237 amends the Colorado Common Interest Ownership Act. In addition to specifically defining what constitutes an association record, HB 1237 also requires that members of the association's board of directors disclose their email addresses which they use to conduct association business. Three Seasons is a pre-CCIOA community so this does not apply to our HOA, but it would be a wise practice to consider the email address you use in the unexpected instance of a lawsuit.

2% fee-CBL is currently charging 2% to short term rental owners, which is a voluntary fee collected from owners and paid to the HOA.

T Sansing made the following-

Motion:	CBL to discontinue collecting the 2% fee
2 <sup>nd</sup> :	J Quentzel
Vote:	The motion passed, with W Bearth abstaining

Dues structure-J Steere lead a discussion regarding the dues structure and disparity for the commercial and 3 bedroom units as compared to 2 bedroom units. W Bearth will contact the HOA attorney regarding a mid-year dues increase.

Dumpster placement-J Steere suggested moving the location of the dumpsters so as to eliminate the heavy traffic from Waste Management along the full stretch of the driveway. Following an inspection of the available space on the north end of the lot, it was decided that moving the dumpsters isn't feasible.

Hot tub-the board reviewed bids for a gate, replacing the iron gate that is currently in place. CBL will get photos and a bid including a lock from the contractor.

CBL presented a list of projects and estimates for the Board's review.

T Sanderson made the following-

Motion: Move forward with the following 5 projects: Reseal and repair the parking lot, \$6600; sprinkler system upgrade from Dynamic, \$2945; north stairwell landing carpet replacement, \$1500; hot tub gate replacement, \$4000; stain the wood posts and fascia on the decks, \$8000.

2<sup>nd</sup>: W Mauro

Vote: Unanimous approval

Fire monitoring upgrade-CBL will get clarity on the requirements from the Fire Department and return to the Board.

Rental facilities approval-Adding Watch Dog

J Quentzel made the following-

Motion: Add Watch Dog as an approved rental service

2<sup>nd</sup>: J Steere

Vote: Unanimous approval

Term expirations-W Bearth volunteered to resign and run for re-election in 2 years so that 2 director's terms would expire each year.

W Bearth made the following-

Motion: Amend the bylaws to state that 2 terms shall expire each year when there are 6 board members seated.

2<sup>nd</sup>: T Sanderson

Vote: Unanimous approval

IRS excess income resolution

J Steere made the following-

Motion: Use the excess revenues from 2013 toward the next fiscal year's expenses.

2<sup>nd</sup>: W Bearth

Vote: Unanimous approval

Management agreement-J Steere asked to review the agreement and return to CBL following the meeting.

J Steere made the following-

Motion: Hold the next annual Board meeting immediately after the June 9, 2013 owners meeting

2<sup>nd</sup>: T Sanderson

Vote: Unanimous approval

J Steere adjourned the meeting at 4 p.m.

