

MEETING MINUTES
Three Seasons Board
of
Directors Meeting
5:00 p.m. MT, Wednesday, April 26, 2023
Conference Call

Call to Order

J. Steere called the meeting to order at 5:11pm MT.

Proof of Notice

Proof of notice was emailed to board members and posted to the HOA website.

Roll Call/Establish Quorum

In attendance-

Wanda Bearth
Joe Schoen
Jeff Scelza
Michael Pugh
Walter Mauro
Jeff Steere
Trent Sanderson

Also in attendance: Matthew Hart, Assistant Property Manager, Crested Butte Lodging and Property Management (CBL).

Reading and Approval of Past Minutes

J. Steere made the following-

Motion:	Waive the reading of the February 23, 2023 meeting minutes and approve as presented.
2 nd :	J. Schoen
Discussion:	None
Vote:	The motion passed unanimously.

Old Business

-Lithium Batteries

J. Schoen mentioned that the Lithium Ion batteries are prevalent and widely used in everything, and an outright ban is an unrealistic expectation. M. Pugh also added that temperature fluctuations during charging can cause a fire hazard as well. The board discussed prohibiting charging in the common bike storage area to prevent possible incidents, but decided to watch the issue closely as time progresses before making any concrete decisions.

-Declaration Amendments for Consideration (pg. 5)

-Gas and Wood Fireplace Prohibition

W. Bearth talked about the permanent prohibition of gas and wood-burning units in the Three Seasons building. This came about after an owner requested a gas fireplace in their unit.

-Transfer Fee

The board discussed, and agreed to table both declarations until further notice. M. Pugh made the following-

Motion: Table both Declaration Amendments for the time being.
2nd: J. Steere
Discussion: None.
Vote: The vote passed unanimously.

New Business

-Operating Budget Review and Consideration (separately attached)

W. Bearth mentioned the proposed \$35k special assessment to pay the shortfall in operating and proposed capital projects. The board agreed to review the budget before discussing the assessment amount. W. Bearth discussed the maintenance flat fee and went over the types of service orders that would be covered in the flat fee. A modest increase in the administration fee would cover these types of service orders. When calculated, CBL added the cost for the last 4-year average plus 10% to make the current budget numbers. J. Steere agreed that this is a great approach to cover any budget shortfalls, and watch out for the HOA's best interests. W. Mauro believes the budget may be a little on the low side given the history of cost increases. J. Steere optioned the that the board could drop the lowest of the last 4 years, and average the 3 largest years. The HOA is currently facing a \$35k shortfall after the previous snow year. Discussion moved to the amount of the assessment vs. the amount of the dues increase. T. Sanderson mentioned his current percentage of ownership and feels his ownership square footage is misrepresented. He requested the board review his ownership percentage and consider a declaration amendment to bring it more in line with his actual square footage. The developer originally set forth the ownership square footage when the declarations were written. W. Bearth mentioned that when changing ownership percentages, the HOA would require 100% of owners to approve of an amendment. The board talked about measuring T. Sanderson's space, allocating the accurate percentage of ownership to his space and spreading the remainder of the percentage among the HOA ownership. Ultimately, the majority of board members agreed that when the unit is sold, the total square footage ownership would be considered and transferred in the deed. They tabled the issue and shifted focus back to the budget. The board looked at the numbers with a 20% dues increase and agreed that with 20% the HOA may make it a few years before needing further dues increase.

-Capital Plan Budget Review and Consideration (separately attached)

W. Mauro mentioned the heartburn associated with the old hot tub and the high costs associated with the current bids. He agreed to talk with a contact on the front range to attempt to get another bid before the May 22nd HOA meeting. M. Pugh believes it's the board's responsibility to replace the hot tub for the sake of the HOA as a whole. The board requested guarantee information and numbers needed to build a crawlspace around the perimeter of the hot tub.

J. Steere made the following-

Motion: Pass a 20% dues increase effective 6-1-2023.
2nd: J. Schoen
Discussion: None
Vote: The motion carried unanimously.

M Pugh made the following-

Motion: Approve the 2023-24 operating budget as submitted by CBL;
Approve the 2023-24 capital plan, with an adjustment to delay
the hot tub project and related assessment; Record the \$17,000
transfer made in 2019 from capital to operating as a permanent
transfer; Record a permanent transfer, \$35,000, from capital to
operating to cover the forecasted shortfall in funding,
following the unforeseen winter.
2nd: J Schoen
Discussion: None
Vote: The motion carried with a majority of board members
approving.

Unscheduled Business

The board began the meeting by discussing the insurance coverage price per sq./ft., and increasing the coverage to account for cost increases, inflation and upward adjustments in the economy. Members expressed concern that some owners may not be solvent after a loss if they maintain the current level of coverage. \$400 per sq/ft coverage with another increase to \$500 per sq./ft. next year was discussed.

M. Pugh made the following-

Motion: Increase coverage to 400 per sq/ft immediately with the
intention to research increasing coverage to \$500 per sq/ft next
year
2nd: J. Schoen
Discussion: The board agreed to present this topic to the HOA at the annual
meeting for discussion.
Vote: The motion carried unanimously.

Establish Date for Next Meeting

The date of the next meeting is the annual HOA meeting scheduled for May 22nd, 2023.

Adjournment

The meeting was adjourned at 8:38pm MT.