

**Three Seasons Condominiums
Board of Directors Meeting
Wednesday, May 7th, 2025 ~ 5PM MT
Conference Call**

Call to Order

Jeff Steere called the meeting to order at 5:09 p.m.

Proof of Notice

Notice was emailed and posted to the HOA's website.

Roll Call/Establish Quorum

In Attendance-

Jeffrey Steere
Jeffrey Scelza
Michael Pugh
Joe Schoen
Wanda Bearth
Walt Muro

A quorum was establish with 5 of the 6 board members in attendance. Walt Muro joined from Thailand at 5:45. Also in attendance-Sierra Bearth and Michael Geheb.

Reading and Approval of Past Minutes

April 29, 2025 – Pending due to requested edits and clarifications.

Budget Discussion

Revised Operating Budget and Capital Plan and Budget – S Bearth reported that another quote for property and liability came in on May 1st, 2 days after the last board meeting. The premium is \$65,000 less than the quote provided by Hub International, yet still a 3-fold increase over last year's premium. The building is insured for \$30,500,000 with a 3% deductible on wind/hail events and \$25,000 on all other perils. The general liability, director & officer liability, umbrella, volunteer workers compensation and property insurance are included with in the \$185,000 premium.

S Bearth presented a revised budget (from the 4/29/25 version), lowering the dues increase but including the special assessment needed to cover the 35% premium that was due on May 3rd, which drew down the operating balance. More cash, such as a special assessment, would be needed to cover other regular expenses which were dependent on that balance. The balance for the annual premium is financed and that is a requirement with every Excess & Surplus carrier. The cancellation penalty is the earned premium (35%).

S Bearth illustrated the cash flow for the operating budget, with particular attention to the monthly premium and the need for operating reserves going into winter because winter expenses always exceed dues collections due to snow removal costs. The board talked through potential adjustments to the budget including less or more dues increase and/or spreading out assessments through the first 3 quarters. All of the options reviewed would not solve the cash crunch that the HOA is experiencing and there is real concern that Three Seasons may not get relief from the outrageous insurance premiums next May. At the end of

the lengthy discussion it was agreed that the dues needed to support the incoming expenses and a special assessment is needed to 'pay back' the operating account following the large premium deposit made last week.

The capital budget for the fiscal year beginning June 1, 2025, was reviewed. W Bearth has presented a budget which defers all projects not considered urgent, including; balcony paint/repair, roof fascia paint/repair, wired smoke detectors in the unit hallways which were out of date and critical to STR license renewals, parking lot resealing, hot tub roof reattachment/repair and an engineer's assessment of the common plumbing, wiring and heating which is information often requested from insurance companies. M Geheb has received quotes from contractors for each of the proposed projects to be completed during the summer of 2025.

M Pugh made the following-

Motion: Increase quarterly dues by 30%, beginning 6/01/25; Impose a special assessment, \$175,000, due 6/30/2025, \$75,000 of which will be allocated to the operating account and \$100,000 will be allocated to the capital account.

2nd: W Mauro

Discussion: Additional discussion regarding payment plans that will be available to homeowners as per state legislation.

Vote: Unanimous approval

Old Business

Condominium Renovations – The board reviewed an update to the Condominium Renovations which will exist as a separate policy rather than within the rules/regulations. The policy eliminates the previous requirement to seek formal approval from the board or management for projects exceeding \$1,000. Larger projects affecting the structure, plumbing and wiring will still require HOA approval.

M Pugh made the following-

Motion: Accept the Condominium Renovation Policy, Application for Home Improvement and amended Rules/Regulations as submitted by CBL.

2nd: J Schoen

Vote: Unanimous approval

New Business

The HOA Bylaws allow for up to 7 board members. Three terms are expiring and if another member is interested, T Sanderson's term can be filled with a 2 year term.

Establish Date for Next Board Meeting

The board will hold a work session on 5/8/25, to review the HOA meeting materials.

Adjournment

The meeting was adjourned at 7:50 p.m.