

Meeting Minutes

Three Seasons Board of Directors Meeting Three Seasons Condominiums, Mt. Crested Butte, Colorado Monday, June 3, 2019 ~ Following the HOA meeting

Call to Order

Jeff Steere called the meeting to order at 1:33pm.

Roll Call/Establish Quorum

In attendance-

Jeff Steere
Wanda Bearth
Trent Sanderson
Josh Quentzel
Connie Rehberg

Walt Mauro was not present, but a quorum was established with 5 Directors in attendance.

Also in attendance, Patrick Muro and Joe Schoen, Three Seasons Homeowners.

Also in attendance, Grant Benton, Lee Friedman, and Sierra Bearth, Crested Butte Lodging (CBL) staff.

Election of Officers

J Steere made the following-

Motion: Appoint P Muro to the remainder of the seat vacated by Ami Anderson and appoint J Schoen to the remainder of Tony Sansing's seat
2nd: T Sanderson
Vote: Unanimous approval

J Quentzel made the following-

Motion: Appoint J Steere President; J Quentzel as Vice President; Walt Mauro as Treasurer and J Schoen as Secretary
2nd: P Muro
Vote: Unanimous approval

2019-20 Officers and (term expiration)

Jeff Steere, President (2020)
Josh Quentzel, Vice President (2022)
Joe Schoen, Secretary (2021)
Walt Mauro, Treasurer (2020)
Wanda Bearth, Director (2022)
Trent Sanderson, Director (2022)
Patrick Muro, Director (2020)
Connie Rehberg, Director (2021)

Q&A With Superior Alarm

Patrick with Superior Alarm provided an estimate to replace the old fire panel. He stated the panel is from the 80's and it's at the end of it's lifespan. If the panel failed, there would have to be someone on fire watch, walking the building every 15 minutes, until the panel was replaced. For the conversion, the horn strobes would have to be replaced with ADA compliant devices, audio and visual, all the smoke and heat detectors would have to be replaced, and unit smoke detectors could be replaced on a case by case manner. He explained the estimate includes an addressable system, which tells users exactly which unit is causing the alarm to go off. Currently, if a unit pulls down their smoke detector it deactivates all the units downstream of the vandalized unit. Patrick said they will have to do a walk-through of every individual unit to see if any detectors had been tampered with, but they do not have to rewire the units. He cautioned of people doing construction since the wiring will not be traditional red wire, but the wiring should last the life of the new panel. The new system will not detect carbon monoxide, but Patrick doesn't think the inside the units need CO detectors because there aren't any fuel burning appliances. The system will make it so the entire building does not have to evacuate if one unit pulls down their smoke detector. The panel comes with a one year warranty and will be inspected every year. The panel will have a 30 year lifespan. The unit detectors will have a 10 year lifespan. G Benton asked about the conference room converting to a unit. Patrick said that because there are sprinkler heads in the room, it would only require 120 volt smoke detectors and the information wouldn't go to the panel, it will go directly to the fire department. He believes it would be challenging to add new units to the building panel. The in unit fire alarms cost about \$150 per piece. Patrick said the new panel will tell when the battery is dead. He suggested having enough back stock unit smoke detectors to replace an entire unit. Patrick said it takes 30 days after deciding to go with the system to get it in and then it will take a couple weeks to install.

Reading and Approval of Past Minutes

June 4, 2018

Electronic Vote Log

J Steere made the following-

- Motion: Waive the formal reading of the past meeting minutes and electronic vote log and approve as submitted by CBL
- 2nd: P Muro
- Discussion: W Bearth explained that upon speaking with legal counsel, we were informed that best practice is for the Board to formally adopt the electronic vote log
- Vote: Unanimous Approval

Reports

Financial Report – Accounts Receivable Detail

W Bearth explained the association has more owners paying early than late. Owner balances look healthy.

Manager's Report

G Benton added that we got a bid for \$13,800 to replace south mall windows, but the replacements may not match the existing windows. It would cost \$48,000 to replace all of the windows. J Steere would like L Friedman to find out the taxable amount on the conference room if it sold.

Old Business

Declaration Amendment

W Bearth reminded the board that they voted to approve the proposed declaration amendments to send to owners. The goal is to create a marketable and transferable title, and a plat or condo map amendment is required. W Bearth will send the amendment to the board again to remind them. W Bearth suggested she will go through the amendment and share the redline version with the new members. Best case scenario the amendment is 4 months out. J Steere would like to get approval from lenders first then homeowners second to save time.

C2-3 Deck

W Bearth reminded the group that the board had already approved C2-3 to put a deck on the south side. The owner now wants a longer deck and W Bearth and G Benton think visually the longer deck would look more appealing.

J Steere made the following-

Motion: Approve the deck be the standard size as other 2 bedroom decks on the first floor and to be the same shape, size, color and material.

2nd: J Schoen

Discussion: J Quentzel does not think the board has the authority to allow the new owner to have exclusive control over common space. W Bearth suggested amending the plat to allow the owner to have limited common space. J Steere directed management to follow up with Michael O'Laughlin about amending the platt to include limited common for the sale of the conference room and the C2-3 and liability regarding such. W Bearth reminded the board that the proposed declaration amendment would put the cost of deck replacement on the individual unit owners at the association's discretion. G Benton offered that the new owner would pay for his deck to be put in.

Vote: Approved

New Business

2019-20 Proposed Operating & Capital Budget

J Steere made the following-

Motion: Bill the assessment in 5 quarters to ensure the association doesn't have an emergency situation that would disrupt the projects and move the parking lot project to June of 2020.

2nd: W Bearth

Discussion: P Muro suggests a 5 and 8 quarter assessment would allow for plenty of funds to be available. J Schoen agrees 8 quarters for the capital assessment should suffice for cash flow. W Bearth did a cash flow analysis and found that we would have just under \$50K in the capital reserves account after the parking lot repair.

J Steere made the following amended motion-

Motion: Bill the operating assessment in 5 quarters and the capital assessment in 8 quarters starting in September 2019.

2nd: J Schoen

Vote: Unanimous Approval

South Deck Repair vs. Replace and Extensions

The board is reviewing and considering the bid for replacement.

Management Contract

W Bearth explained the contract is the same as last year. She also explained how maintenance repair was taken off the flat fee. There was a \$10 increase in the snow removal rates for the loader, but all other rates remain the same.

J Steere made the following-

Motion: Approve management contract for CBL as submitted by CBL
2nd: J Schoen
Vote: Unanimous approval

Audit Decision

J Steere made the following-

Motion: Complete a 3rd party every 3 years to save money and to complete the next audit in 2021
2nd: J Schoen
Vote: Unanimous approval

Unscheduled Business

P Muro asked about ice dams and heating the edges of the roof instead of people clearing it. G Benton to get a quote on an item of this nature.

Establish Date for Next Meeting

The next annual board meeting will be held on June 8th, 2020 following the HOA meeting.

Adjourn

J Steere adjourned the meeting at 4:18pm.