

Meeting Minutes

**Three Seasons Board of Directors Annual Meeting
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Monday, May 23, 2022 ~ Following HOA Meeting ~ Conference Call**

Call to Order

J Schoen called the meeting to order at 10:52pm.

Proof of Notice

Notice was mailed and emailed to all owners on May 6, 2022.

Roll Call/Establish Quorum

In attendance-

Joe Schoen
Walt Mauro
Trent Sanderson
Wanda Bearth
Michael Pugh
Jeff Scelza

A quorum was established with 6 of 7 Board members in attendance.

Also in attendance, Wanda Bearth, Matthew Hart, Lee Friedman and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

Election of Officers

M Pugh made the following –

Motion: Appoint J Steere as President, J Schoen as Vice President, W Mauro as Treasurer, T Sanderson as Secretary, M Pugh as Director, J Scelza as Director, and W Bearth as Director
2nd: J Scelza
Vote: Unanimous approval

This year's slate of directors and expiration:

Jeff Steere, President 2023
Joe Schoen, Vice President 2024
Walter Mauro, Treasurer 2023
Trent Sanderson, Secretary 2025
Jeff Scelza, Director 2025
Michael Pugh, Director 2025
Wanda Bearth, Director 2025

Reading and Approval of Past Minutes

April 28, 2022

Electronic Vote Log

M Pugh made the following-

Motion: Waive the formal reading of the April 28, 2022 meeting minutes and approve as drafted by CBL
2nd: W Mauro
Vote: Unanimous approval

J Schoen made the following-

Motion: Approve the Electronic Vote Log for the past 12 months as drafted by CBL
2nd: W Mauro
Vote: Majority approval, motion carriers

Reports

Financial Report – A/R

W Bearth reviewed the A/R report, noting several owners have prepaid. One owner is approaching 90 days past due and will receive a demand letter if payment is not received.

Manager’s Report

The Board discussed recent updates to ADA requirements.

Old Business

Hot Tub

M Hart reported that the water loss has significantly slowed in the hot tub, likely being just evaporation at this point. This indicates the leak is somewhere in the jet or bubble line and some excavation will be needed to access the plumbing.

Conference Room

The Board expressed interest in having a real estate agent prepare an analysis on the value of the conference space. The Board discussed the possibility of a post office in the space and impact of increased traffic.

New Business

Annual Meeting Thoughts and Consideration

M Pugh questioned charging a transfer fee upon units changing ownership. S Bearth informed the Board that it would require a Declaration amendment to impose a fee, but otherwise should be possible. CBL will reach out to legal counsel for further guidance on charging a transfer fee and email the Board the findings.

Unscheduled Business

W Mauro questioned some of the service order charges for labor and materials and whether they should be covered under the flat fee. W Bearth presented the services and hours included in the maintenance flat fee. M Pugh asked CBL for flat fee pricing on an “all inclusive” package including carpet cleaning and basic maintenance.

Establish Date for Next Meeting

The Board discussed having regularly scheduled meetings every quarter. The next Board meeting will be scheduled for Wednesday at 5pm in August 24th, November 30th, February 22nd, and April 26th, 2023.

Adjourn

J Schoen made the following-

Motion: Adjourn the meeting

2nd: W Mauro

Vote: Unanimous approval

The meeting was adjourned at 12:41pm MDT.

DRAFT