

**Three Seasons Condominium Owner's Association  
Annual Meeting Minutes  
Three Seasons Condominiums, Mt. Crested Butte, Colorado  
Monday, June 8, 2015, at 9 a.m. MDT**

**Call to Order**

The meeting was called to order at 9 a.m. by HOA President, Jeff Steere.

**Proof of Notice**

The meeting notice was sent to owners and posted on property on May 5, 2015.

**Roll Call/Establish Quorum**

UNIT	OWNER	%	Present	Proxy
131	Tony Sansing, Sec/Treasurer	1.6618	Yes	
133	Jeff Steere, HOA President	1.6618	Yes	
135	Stephan Quentzel	1.6618		Josh Quentzel, Board Member-by phone
136	Peter Hovanec	1.6618		T Sansing
137	Robert and Judith Griffin	1.6618		W Bearth
138	Arthur & Laurel Cole	1.6618		W Bearth
139	Karma Lama & Chimey Dolkar	1.6618		G Benton
140	Michael Allen Marchetilli	1.6618	No	
141	William Florian	1.6618	No	T Sansing
142	Alexander & Judith Allen	1.6618	No	
143	Holly D. Smith	0.9694		T Sansing
201	Christopher H. Kirk	1.6618	No	
202	Charles Schiavo	1.6618	No	
203	Daniel Zeroski	1.6618	Yes	
204	Don E. Bussey	1.6618	No	
205	Allan B. Chodor	1.6618		W Bearth
206	Corrin S. Doherty	1.6618	No	
208	Victor Grimm	1.6618	Yes	
231	Joseph & Barbara Schoen	2.285	By phone	J Quentzel
232	Charles Schiavo	1.6618	No	
233	Kevin & Nina Morrison-Jarrett	1.6618		W Bearth
234	Bill & Dawn Taylor	1.6618	No	
235	Stephan and Joshua Quentzel	1.6618		J Quentzel-by phone

236	Robert & Misty Adams	1.6618	By phone	
237	Stephan and Joshua Quentzel	1.6618		J Quentzel-by phone
238	Edwin & Ashley Draughon	1.6618		W Bearth
239	Myong-he Gayhart	1.6618	No	
240	William & Diane Faghih	1.6618	No	
241	John Anderson	1.6618	Yes	
242	Stephan and Joshua Quentzel	1.6618		J Quentzel-by phone
243	Jerry and Alenka Vobornik	0.9694	Yes	
244	Stephan and Joshua Quentzel	0.9694		J Quentzel-by phone
301	Martina Kroupa	1.6618	No	A Vobornik
302	Superior Estates-Sonya Bugbee	1.6618	No	F Konsella
303	Tom & Sharon Leggett	1.6618	Yes	
304	Walter Mauro, HOA Treasurer	1.6618	Yes	
305	Robert & Jaqueline Jordan	1.6618	No	
306	David Glickson	1.6618	By phone	
308	Carol Blundell Burns	1.6618	No	
331	Tom Mauro	2.285		W Mauro
332	Mr. & Mrs. William Brock	1.6618		J Quentzel
333	Ray Casey	1.6618		
334	Jan Harland	1.6618		W Bearth
335	Alex Kaiser	1.6618	No	A Vobornik
336	Marc Yeston	1.6618	Yes	
337	Alex Kaiser	1.6618	No	A Vobornik
338	Frank Konsella	1.6618	Yes	
339	Roger H. Davis & Julie L. Brickell	1.6618	No	
340	Carol Anne Miller	1.6618	By phone	
341	M. Scott Brickert	1.6618	Yes	
342	James & Connie Rehberg	1.6618		
343	Matt Brust	0.9694	Yes	
344	Craig Korn	0.9694	No	
C7,8,14	Team Prep USA-Trent Sanderson, HOA Vice President	2.209	No	
C9-13,C15-18	WDK LLC-Wanda Bearth, BOD member	5.52	Yes	
C2-C6	P.S.I. Realty, LLC-Susan Leeming	3.487	Yes	
C1,19,20	THS - Jeff Steere	2.924	Yes	

A quorum was established with 71.89% of the membership in attendance or represented by proxy.

Also in attendance-

Wanda Bearth, property owner and GM for Crested Butte Lodging and Property Management (CBL). Grant Benton, Asst. GM and Lee Friedman, Accountant.

### **Reading and Approval of Past Meeting Minutes**

T Sansing made the following-

Motion: Waive formal reading of the minutes from the June 9, 2014 HOA meeting and approve as submitted by CBL

2<sup>nd</sup>: S Leeming

Vote: Unanimous approval

### **Reports**

#### **Financial Report**

L Friedman reported to the group that the audited financial statement for the fiscal year ending May 31, 2014 is posted to the association's website, and the HOA ended the year with \$171,805 in available cash, and revenues exceeded expenses by \$95,607. The current year's balance sheet as of April 30, 2015 reports available cash at \$184,507.55. The capital fund balance is healthy, currently \$163,292.52. Regular expenses are running \$467.98 under budget and revenues are running over budget by \$877.61. The net income for the year is \$56,442.12. W Bearth is forecasting a surplus at year's end even May's expenses need to be covered out of the amount.

#### **Excess Income Resolution**

J Steere made the following-

Motion: Forward any remaining revenues over expenses from the fiscal year ending May 31, 2015 toward the next year's expenses

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

Vote: Unanimous approval

#### **Manager's Report**

G Benton reported the following work was completed in the past year-

1. CB Lodging repaired the north side retaining wall – (on the flat rate: 22 hrs).
2. We assisted Superior Alarm in tracking and repairing fire alarm issues. We had to monitor the building overnight until a part was brought from Montrose - (on flat rate: 12 hrs).
3. CBL added smoke detector labels to all new smoke detectors inside each unit since we had VRBO tenants removing the detectors, and setting off the panel alarm - (on flat rate: 11 hrs).
4. CBL installed rubber stair treads and new carpet on the landings – (work was billed to HOA).
5. CBL worked with the Board and electricians to complete the lighting project on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and rewiring emergency lights – (on flat rate in 2013/15: 184.25 hrs, plus contractor time).

6. The west side parking lot retaining wall was painted - (on flat rate: 12.75 hrs).
7. CBL refinished the south side 2<sup>nd</sup> and 3<sup>rd</sup> floor hand rails – (on flat rate 77.5 hrs).
8. The hot tub is leaking faster than ever before. At the writing of this report we are draining the hot tub and sealing all cracks – (on flat rate: 28.75 hrs).
9. We purchased a new hot tub cover and installed a metal bar to hang the new cover so it no longer lies on the floor. This also covers the old sauna door.
10. Per the HOA insurance recommendation we had a pool cover protective bench installed to cover the mechanics - (contracted).
11. Also per the HOA insurance inspection we had to install vertical 2”x2”s to the common area horizontal handrails – (contracted). The same inspection prompted the rules change which prohibits charcoal, wood and gas grills with tanks larger than 2 ½ lbs on decks.
12. At the direction of a lot of ladies, and Jeff Steere, we removed the overgrown plants around the center of the south stairs and installed an electronic fireplace (no heat) with wood surround, tile sitting area, metal skirting, and wall shelving - (on flat rate: 19.25 hrs plus contractor time).
13. CB Lodging offices and Snowcrest HOA installed a wireless Wifi system that receives signals from a fiber optic line in Crested Butte. The system worked so well that the 3 Seasons Board directed CBL to install the same system for 3 Seasons HOA. CBL ran the wire for Xstream Internet to keep the costs down – (on flat rate: 3 hrs). Please understand that this does not boost the signal into your condo. This system does bring more bandwidth into 3S.
14. Pool boiler – The pool boiler started exhausting Carbon Monoxide into the basement area, where the CO detector went off. After investigating we found that we had to replace the pool boiler exhaust fan and the exhaust vent from the basement to the 1<sup>st</sup> floor east wall – (on flat rate: 19 hrs plus contractor time).
15. We had one of the clothes washers go down for good, and replaced it with a new front load coin operated washer.
16. From 2013 Manager’s Letter: Water heater update – During the Board meeting we will be discussing fines for units that have not complied with the Rules & Regulations (Page 2 - Under General - #6): The Board places the owner on notice that the owner should replace any water heater that is 12 years old or older with a new water heater – installed per code. First floor units may be exempt at the Board’s discretion. UPDATE: The units that still have old water heaters are: **201, 231, 234, 240, 244, 306, 335, 339, and 344**. Please let us know if any of these units now have up to date water heaters.
17. For ALL units owners: You are required to email CB Lodging (Grant@CrestedButteLodging.com) your Condo Insurance information with 3S HOA as additional insured. There was a large fire at Crested Mountain North Complex in April and this is a sad reminder that we *ALL* need unit insurance!
18. Per the Board: Please email Grant your VRBO and/or other Property Manager insurance – please include Three Seasons HOA as certificate holder.
19. CBL maintains subscriptions with entities including: American Hotel & Lodging Association, Colorado Hotel & Lodging Association, Colorado’s Department of Regulatory Agencies/Real Estate; and Hindman/Sanchez, a Denver based law firm specializing in HOA law, who provide legal updates, interpretation and

advice, which is essential for keeping up with the new legislation. Incidentally, ALL HOA property managers are required to be licensed with the State by July 1, 2015. CB Lodging has been chosen to proctor the CAI test for our region. Wanda and Grant's current credentials - 7 years with Community Association Institute - already qualifies us for licensing!

### **Old Business**

#### **Rules & Regulations Compliance**

**Bike Storage-**W Bearth advised the bike storage continues to be a problem. J Steere explained that the HOA's bike rack is not intended for long term bike parking. At the request of several homeowners, CBL agreed to explore a tagging option that will not be affected by water and not easily pulled off the bikes. They will also research increasing storage in another part of the building, with a rental fee applied.

**Water Heaters and Supply Lines-**Only a few owners still not in compliance with the water heater replacement rule, requiring replacement at 12 years. G Benton reminded the membership of the serious damage that can result from ignoring the replacement of an inexpensive supply line and valve. Owners are required to provide notification of insurance to the HOA annually or more frequently as the policy changes.

**Grill Restrictions on Decks-**Our insurance carrier has required the HOA to restrict gas grills to those using only the 2.5 lb. or smaller tanks. Electric and infrared grills are allowed-charcoal grills have never been allowed. This new restriction was not received well by homeowners. In answer to several suggestions, CBL responded that an insurance broker was contacted for competitive quotes, but that broker was not able to provide a quote, as none of the carriers were offering coverage for older buildings that haven't completely replaced the wiring and the plumbing. CBL will get the fire department code for Mt. CB and post to the HOA website.

**Internet-**F Konsella said there are still issues with the wi-fi. G Benton explained that our new system has more bandwidth, but it won't be faster.

### **New Business**

**Possible Future Capital Projects-**The Board of Directors will be review a list of potential projects including parking lot repair, and upgrades to the 2<sup>nd</sup> and 3<sup>rd</sup> floor hallways. Installing a shell into the existing hot tub was also discussed as an alternative to a complete replacement.

**Budgets-**W Bearth told the membership that the Board would be reviewing the proposed annual operating budget and 10 year capital plan at the Board meeting. The final versions will be posted to the HOAs website.

**Fireplace replacement-**A Vobornik asked if the Board is considering this, considering gas, etc. J Anderson shared his success with an electric wall unit and also a biofuel unit in his existing fireplace box.

**Election of Board of Directors: 3 Year Term**

Tony Sansing was re-elected to the Board of Directors, following a vote cast by secret ballot. Frank Konsella was also interested and the Board will consider amending the bylaws to allow for a 7<sup>th</sup> seat on the Board during their meeting later today.

<u>Current Directors</u>	<u>Term Expiration</u>
Jeff Steere	2017
Tony Sansing	2018
Josh Quentzel	2016
Wanda Bearth	2016
Trent Sanderson	2016
Walt Mauro	2017

**Establish Date of Next Meeting**

J Steere made the following-

Motion: Hold the next annual meeting on June 6, 2016, at 9 a.m.  
2<sup>nd</sup>: T Sansing  
Vote: Unanimous approval

**Adjournment**

W Mauro made the following-

Motion: Adjourn the meeting  
2<sup>nd</sup>: T Sansing  
Vote: Unanimous approval

Adjourned at 11:30 a.m.