

**Three Seasons Condominium Owners Association
Board of Directors Meeting Minutes
Wednesday, September 3, 2008 6 p.m. MDT
Mt. Crested Butte, Colorado**

Call to Order

The meeting was called to order by Wanda Bearth at 6:05 p.m.

Roll Call/Establish Quorum:

Board Members Attending via Telephone:

Jeff Steere
Wanda Bearth
Tony Sansing
Walt Mauro
Dan Zeroski

A quorum was established, with 5 of 6 board members present via telephone.

Management Company Present
(Crested Butte Lodging & Property Management-CBL)

Wanda Bearth
Patrick Seaman
Grant Benton

Reports

Managers Report

Grant updated the Board on the progress regarding the following:

Roof - CBL caulked the roof in August – We are still having some leaking around one of the sky lights on the north side. I have called Avalanche Roofing and Pinnacle Construction to give us estimates and hopefully have this fixed before winter sets in. We might have to go with replacing the very old and damaged shake shingles and go with the same or a metal product.

Rock bid , with 3 options, was emailed to the Board.

Satellite bid has been received from a company servicing Moutaineer Square.

Boilers – Bids from Timberline and American Plumbing and Heating have been received.

Jeff made the following:

Motion: Accept Timberline's bid for installation of new boiler
2nd: Walt
Vote: Unanimous

Entry locks – CB electric gave me an estimate for \$700.00 to install power above the doors in the ceiling tiles. We are still awaiting lock bids.

Emergency shut off for pools – Per new regulation we are having CB electric install an emergency stop button for the pool pumps. The estimate is \$1000.00.

Emergency lights have been installed and CBL will do paint touch up.

Hot tub – both the hot tub and pool will be drained - the hot tub so we can caulk around the jets and clean... the pool so we can clean, replace/check the pool lights, and measure and install drain covers (per new regulation).

Dryer vents – both CBL's and Three Seasons dryer vents have been cleaned out – bill was spilt accordingly.

Seal coat of parking lot – Done and looking good.

Stain – 90% of the deck staining has been completed. We will finish the rest of the staining in the next week or 2.

Carpet cleaning-The pool area and north and south mall stairwell carpets have been steam cleaned.

Restaurant space-Wanda reported to the Board that the re-opening of the restaurant in 3 Seasons would not affect the association's insurance premiums, according to the Traveler's agent.

Old Business

DSL-Patrick recommended that the Board consent to a 2 or 3 year contract with Qwest for DSL service in the common areas in order to secure a 'lifetime' rate.

Unit foreclosure-Wanda updated the Board regarding the foreclosure of unit 342. The association's attorney, Michael O'Loughlin, has advised that there are now 2 options for the association: 1) Seek a personal judgment against the owner 2) place a bid on the property at the public auction.

The Board asked CBL to research the Mortgagee's responsibility in covering the dues during the foreclosure process; the deed restrictions and possibility in reversing the restrictions; and whether fraud exists.

New Business

There was no new business.

Adjournment

The meeting adjourned at 7:35 p.m.

Approval: _____

Date: _____