

**Three Seasons Condominiums
Board of Directors Meeting
May 19th, 2025
Conference Call**

Call to Order

Jeff Steere called the meeting to order, immediately after the HOA annual meeting was adjourned, at 8:00 p.m. MT.

Roll Call/Establish Quorum

In Attendance-

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

A quorum was established with each of the 7 board members in attendance.

Also in attendance-Sierra Bearth and Michael Geheb, Crested Butte Lodging & Property Management (CBL). Wanda Bearth is an employee of CBL and also a unit owner.

Election of Officers

M Pugh made the following-

Motion: Continue with the slate of officers from the previous year.
2nd S Fitzgerald
Vote: Unanimous approval

2025-26 Officers and Term Expiration Dates

Jeffrey Steere, President	2026
Joe Schoen, Vice President	2027
Walt Muro, Treasurer	2026
Wanda Bearth, Secretary	2028
Michael Pugh, Director	2028
Jeffrey Scelza, Director	2028
Skye Fitzgerald, Director	2027

Business Item

Homeowners discussed and motioned with a recommendation asking the board to consider a special assessment in place of a dues increase at the earlier HOA meeting which would handle the extraordinary insurance premium increase.

J Scelza made the following-

Motion: Approve a special assessment totaling \$326,778.51 to address significant and unforeseen increases in our insurance premium, which has resulted in extraordinary and immediate expenses impacting our operating funds; \$163,389.25 will be due June 30th, 2025; \$81,694.63 due July 31st, 2025; and \$81,694.63 due August 31st, 2025 and split proportionately among unit owners. Of the total \$326,778.50 collected, \$155,216.40 will be allocated to operating needs, and \$171,562.11 will be allocated to capital needs which is necessary to bolster our long-term capital needs.

2nd: S Fitzgerald

Vote: Unanimous approval

CBL was directed to forward the board meeting minutes to the membership.

Date of Next Meeting

The next meeting will be determined by email.

Adjournment

S Fitzgerald made the following-

Motion: Adjourn the meeting.

2nd: W Bearth

Vote: Unanimous approval

The meeting was adjourned at 8:37 p.m. MT.