

Meeting Minutes

**Three Seasons Board of Directors Meeting
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Wednesday, April 7, 2021 5PM (MDT) ~ Conference Call**

Call to Order

J Steere called the meeting to order at 5:00pm.

Roll Call/Establish Quorum

In attendance-

Jeff Steere
Walt Mauro
Trent Sanderson
Pat Muro
Joe Schoen
Wanda Bearth

A quorum was established with 6 Board members in attendance.

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

Reading and Approval of Past Minutes

January 18, 2021

J Steere made the following-

Motion: Waive the formal reading of the January 18, 2021 meeting minutes and approve as drafted by CBL
2nd: J Schoen
Vote: Unanimous approval

Old Business

Bylaw Review

P Muro expressed an interest in having businesses located in Three Seasons more available to guests staying in Three Seasons. The Board discussed the possibility of a restaurant and gym available to the guests. W Bearth will start a conversation with the owner of the kitchen and T Sanderson regarding these ideas.

Governing Documents

W Bearth reminded the Board that the governance policies have been presented before. She encouraged the Board to review the policies and vote on them. The Board agreed to vote on the policies via email by the 28th of April.

New Business

Proposed Operating Budget

W Bearth reviewed the proposed operating budget.

J Schoen made the following-

Motion: Direct CBL to update the proposed budget to include a 12% increase in operating dues for the Board to vote on in a meeting on April 28th, 2021. The Board would also like to review more information on the hot tub repair cost at that time.

2nd: T Sanderson

Discussion: The Board discussed the 12% increase and how often would be appropriate to raise operating dues for the association. The last dues increase was in 2015. At this time, the Board was not interested in raising operating dues every year and wanted to have enough of an increase to cover operating costs for the next few years. The Board also discussed the balance of raising operating dues and collecting special assessments for capital work.

Vote: Unanimous approval

Proposed Capital Plan and Budget

The Board discussed the capital plan and would like more information and costs on repairing the hot tub.

Unscheduled Business

The Board discussed dues and special assessment allocation for the commercial owners. W Bearth will add this topic to a future Board agenda.

Establish Date for Next Meeting

The next meeting will be held on April 28th, 2021 at 5pm MST.

Adjourn

The meeting was adjourned at 7:10pm.