

Three Seasons Condominium Owner's Association Annual Meeting Minutes
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Monday, June 6, 2016 ~ 9 a.m. MDT

Call to Order

HOA President, Jeff Steere, called the meeting to order at 9:00 a.m.

Proof of Notice

Proof of notice was enclosed in the meeting packet.

Roll Call/Establish Quorum

UNIT	OWNERSHIP	%	Present	Proxy
131	Tony & Linda Sansing	1.6618	Tony	
133	Jeffrey & Vicki Steere	1.6618	Jeff & Vicki	
135	Stephen Quentzel	1.6618	Proxy	Josh Quentzel
136	Peter Hovanec	1.6618	Proxy	Tony Sansing
137	Robert and Judith Griffin	1.6618	Proxy	Wanda Bearth
138	Arthur & Laurel Cole	1.6618	Proxy	Wanda Bearth
139	Karma Lama & Chimey Dolkar	1.6618	Proxy	Grant Benton
140	Michael Allen Marchetilli	1.6618	No	
141	William O. Florian	1.6618	Proxy	Tony Sansing
142	Larry McDonald	1.6618	No	
143	Holly D Smith	0.9694	Proxy	Tony Sansing
201	Christopher H Kirk	1.6618	No	
202	Charles Schiavo	1.6618	No	
203	Daniel R and Peggy C Zeroski	1.6618	Dan	
204	Don & Rebecca Bussey	1.6618	Rebecca	
205	Allan B Chodor-Evan Osborne	1.6618	Evan	
206	Corrin Dougherty	1.6618	No	
208	Victor M Grimm	1.6618	Proxy	Wanda Bearth
231	Joe & Barbara Schoen	2.285	Joe & Barbara	
232	Charles Schiavo	1.6618	No	
233	Kevin J and Nina Jarrett	1.6618	Proxy	Wanda Bearth
234	William and Dawn Taylor	1.6618	No	
235	Stephan Quentzel	1.6618	Proxy	Josh Quentzel
236	Robert & Misty Adams	1.6618	Robert & Misty	
237	Stephan Quentzel	1.6618	Proxy	Josh Quentzel
238	Edwin & Ashley Draughon	1.6618	Proxy	Jeff Steere
239	Myong-he Gayhart	1.6618	No	
240	Bill & Diane Faghih	1.6618	No	

241	John & Ami Anderson	1.6618	No	
242	Stephen Quentzel	1.6618	Proxy	Josh Quentzel
243	Jerry and Alenka Vobornik	0.9694	Alenka & Jerry	
244	Stephen Quentzel	0.9694	Proxy	Josh Quentzel
301	Martina Kroupa	1.6618	Proxy	Alenka Vobornik
302	Sedillos, LLC	1.6618	No	
303	Thomas & Sharon Leggett	1.6618	Proxy	Tony Sansing
304	Walter Mauro, Treasurer	1.6618	Walt	
305	Jacqueline & Robert Jordan III	1.6618	No	
306	David Glickson	1.6618	David	
308	Carol Conrad	1.6618	No	
331	Tom Mauro	2.285	Proxy	Walter Mauro
332	William & Evelyn Brock	1.6618	Proxy	Josh Quentzel
333	Raymond Casey	1.6618	No	
334	Jan Harland	1.6618	No	
335	Alex Kaiser	1.6618	No	
336	Lawrence S. Yeston Family Trust	1.6618	Marc	
337	Alex Kaiser	1.6618	No	
338	Frank J. Konsella	1.6618	Frank	
339	Roger H. Davis & Julia L. Brickell	1.6618	No	
340	Carol Anne Miller	1.6618	Carol	
341	M Scott Brickert	1.6618	Scott	
342	James & Connie Rehberg	1.6618	No	
343	Nicholas C and Caroline Brust	0.9694	Proxy	Matt Brust
344	Craig Korn	0.9694	Proxy	Grant Benton
C2-C6	P.S.I. Realty LLC	3.487	Susan Leeming	
C7,8,14	Team Prep USA	2.209	Trent Sanderson	
C9-13,15-18	WWB Properties, LLC	5.52	Wanda Bearth	
C1,19,20	3 Seasons HOA	2.924	Jeff Steere	

A quorum was established with 70% of the membership in attendance or represented by proxy.

Also in attendance-

Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management (CBL).

Board members in attendance-

Jeff Steere, President

Trent Sanderson, Vice President

Walt Mauro, Treasurer

Tony Sansing, Secretary

Wanda Bearth, Director
Josh Quentzel, Director
Frank Konsella, Director

Reading and Approval of Past Minutes

T Sansing made the following-

Motion:	Waive formal reading and approved the June 8, 2015 meeting minutes as submitted by CBL
2 nd :	J Steere
Vote:	Unanimous Approval

Financial Report

Friedman, CBL's accountant, reviewed the prior fiscal year's audited financial report (YE May 31, 2015) with the group. As of April 30, 2016 the HOA has \$231,937 in available cash with almost \$200,000 in the capital reserve fund. It's projected that the year will end with a positive net income, even after the final bills related to stucco and hot tub work are paid.

Excess Income Resolution

S Brickert made the following-

Motion:	Per the IRS Revenue Ruling 70-604, apply the excess member assessments to the coming year's expenses
2 nd :	J Schoen
Vote:	Unanimous Approval

Manager's Report

Below are just some of the items Crested Butte Lodging has completed, or is currently working on, for the Three Seasons Complex:

1. CB Lodging had the outside south mall window trim caulked, and the outside columns painted. Cosmetic upgrades include the refurbishment of the pool tables and the addition of the electric fireplace and sitting area in the south mall.
2. CB Lodging finished replacing the florescent tube bulbs with LED bulbs. The "U" shaped bulbs were the last type of florescent bulbs that we replaced with LEDs.
3. We assisted Superior Alarm in tracking and repairing fire alarm issues. The basement detectors were not "talking" to the fire alarm panel.
4. The 1st floor drains were jetted and cleared.
5. CBL performed a leak check on the hot tub. We then drained the hot tub and grouted the hot tub tiles; acid cleaned the hot tub, brushed on primer and painted the hot tub. We hope this will slow down, or hopefully stop, some of the leaking.
6. With Board direction, we hired Mountain Clean to inspect and clean the fresh air ducts

for each unit.

7. With Board direction, CBL hired an electrician to check the wiring and connections to the unit fresh air fan systems.
8. CBL accountant Lee and his assistant replaced the Apple routers with Ubiquity routers. The old apple routers could handle up to 50 devices. The new routers can handle over 100 devices.
9. We plan on adding booster fans for the common area dryers either before July 1 or in the fall.
10. Last August, CB Lodging planted 2 dozen Lupine at the base of the rock wall. We're still waiting to see how many made it through the winter. This year, we have a Master Gardener on staff and she'll be helping us to care for our HOA's gardens.
11. A solar energy contractor will be talking with the Board about possibly adding solar panels to the roof in order to power the common areas.
12. CBL installed security cameras throughout the first floor of the building. The security system is set up to record video when it detects motion, and it can save the recordings for months.

Old Business

Fireplace Project-Colorado Fireside recommended condemnation of the fireplaces, following their level 3 inspection last fall. Shortly after, the local Fire Department reviewed the full report and 'red-tagged' each of the fireplaces. The Board explained the process for finding suitable replacements. Options that are being investigated include: removal of the box and flue (no replacement), replacing the box and flue with new equipment, gas units or electric units. Gas is not an easy option due to cost related to running gas lines through the building to serve each of the 53 units and the unfavorable location for the meters. It's estimated that a gas fireplace installation would cost each owner approximately \$20,000. The board does want to offer owners a choice in replacement; the chimneys do allow for one owner to abandon the fireplace and yet another can still have the flue running through. He also said the board does not want to go back to allow wood storage on the deck. T Sansing reminded the group that the weight of the wood was pulling the decks away from the building, which is why it was disallowed in the rules. CBL will send a survey to owners by email to gauge interest in the different options, now that some preliminary pricing is available.

Declaration Amendment Progress-W Bearth explained the lengthy process and that the Board will be reviewing the final draft soon. The owners can expect to see notification of a special meeting or a ballot (yet to be determined) within a few weeks. Comments from those in attendance confirmed that a smoke free building would be appreciated.

Rules & Regulations Compliance

Bike Storage-CBL reminded that all bikes need stickers. The Board is considering additional areas for bike storage, including a remodel of the conference room.

Water Heaters and Supply Lines-G Benton reported that there are only 3 owners that haven't complied with the rule regarding replacement at 12 years of age.

Door codes and Wi-Fi Passwords-The 5432 door code will be inactivated on June 15th and the wi-fi passwords have already been changed.

New Business

Annual Budget Discussion/Possible Vote-W Bearth covered questions related to the proposed operating budget for the 2016-17 fiscal year. There was no motion to veto and the Board will formally approve at the subsequent Board meeting.

New Insurance Carrier-W Bearth reported that the HOA's coverage with Farmers has not been renewed. Coverage with Allianz for property and liability began on May 3, 2016. Owners were notified of the change and prompted to contact their agents to amend their interior liability coverage, as the HOA's deductible has been increased to \$25,000.

Election of Board of Directors

The terms held by W Bearth, T Sanderson and J Quentzel expired this year. J Steere asked the membership if there was any interest in helping the HOA with service on the Board. The three Directors agreed to accept another term.

D Zeroski made the following-

Motion:	Re-elect W Bearth, T Sanderson and J Quentzel to another 3 year term on the Board of Directors
2 nd :	S Brickert
Vote:	Unanimous Approval

Members Open Forum

Suggestions from the membership included a need for nose-in parking in the north lot, additional bike storage, reconsideration for the pricing structure on the washers/dryers and replacing the sink basins and counter in the ladies room. The Board will discuss those suggestions at their meeting, later today.

Establish Date of Next Meeting

T Sanderson made the following-

Motion:	Hold the next annual owners meeting on June 5, 2017 at 9 a.m.
2 nd :	J Schoen
Vote:	Unanimous Approval

Adjournment

J Steere adjourned the meeting 11:25 a.m.