

Meeting Minutes

Three Seasons Condominium Owners Association Special Meeting Conference Call

Wednesday, September 27, 2023 ~ 5:00 p.m. MT

Call to Order

J Steere called the meeting to order at 5:06pm MT.

Proof of Notice

Proof of notice was emailed and mailed to all owners on September 15, 2023.

Roll Call/Establish Quorum

In attendance –

Unit		In attendance	Proxy
TS133 - Steere	1.6618%	Yes	
TS136 - Lapis Sky, LLC	1.6618%		Sierra Bearth
TS137 - Griffin	1.6618%		Wanda Bearth
TS138 - PASB Investments, LTD	1.6618%		Wanda Bearth
TS140 - Marchitelli	1.6618%		Wanda Bearth
TS141 - Molly & Paul Dedineaux	1.6618%	Yes	
TS142 - Hoiland & Young	1.6618%	Yes	
TS204 - Norris	1.6618%	Yes	
TS206 - Meredith & Michael Arth	1.6618%		David Arth
TS233 - Nina & Kevin Jarrett	1.6618%		Jeff Steere
TS238 - Fairinda West & Jill Anderson	1.6618%		Wanda Bearth
TS241 - Bland	1.6618%	Yes	
TS242 - Grimmert (Fake Purse Ninjas)	1.6618%	Yes	
TS303 - Jonathan & Colleen Waldorf	1.6618%	Yes	
TS305 - Jordan	1.6618%	Yes	
TS308 - Lee & Ruth MacDonald - Pownall	1.6618%	Yes	
TS331 - Mauro	2.285%	Yes	
TS332 - Champaille & Slater	1.6618%	Yes	
TS333 - Lapis Sky, LLC.	1.6618%		Sierra Bearth
TS335 - Kaiser	1.6618%	Yes	
TS337 - Kaiser	1.6618%	Yes	
TS338 - Muller	1.6618%	Yes	
TS340 - Miller	1.6618%	Yes	
TS341 - Moser	1.6618%	Yes	
TS342 - Town of MT. CB	1.6618%	Yes	
TS344 - Jeffrey Scelza	0.9694%	Yes	
TSC 02 03 - Thomas & Natalie Klem	1.5200%	Yes	
TSC09 - WWB Properties, LLC	5.52%	Yes	
TS HOA	2.924%	Yes	

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

Agenda Topic

Amenity Improvements

Hot Tub Demolition & Replacement

M Hart shared that the old concrete cast hot tub has to be removed for the installation of the new Swim-Ex extra large tub. The components of the new tub will be accessible for future repairs and replacement as needed, making future expenses significantly less. The new tub includes 14 bubble jets and a UV ozonator, which will reduce chemical usages and costs. Pinnacle Construction has been selected for demo work and pouring a new concrete slab for the new tub. M Hart shared several bids received for the hot tub replacement that ultimately led to the Board selecting the Swim-Ex replacement for the best value.

Flooring Replacement

The tile around the hot tub will be removed and replaced.

Sauna Installation

The new sauna heater was purchased prior to the hot tub closure last year and will be installed and tested once the flooring and hot tub work is completed.

Swimming Pool Resurfacing

M Hart explained that the association has received a quote for an epoxy polymeric surface that boosts a 25-year warranty. Previously, the pool has required resurfacing roughly every 5 years. This work is currently scheduled for the spring off-season of 2024.

Electrical Compliance Upgrades

M Hart shared that he has received a report from an electrical engineer for the work in the basement affecting the pool and temporary hot tub that will allow the work to proceed. All electrical work around the pool and hot tub needs to be bonded per code.

Approved Capital Budget Amendment

M Hart presented the total budget for all the mentioned work is \$277,630. This includes all of the demo, materials, labor and a 20% contingency. Following questions, further clarification was provided on all the options researched, including installing an above-ground tub and how that was not feasible in the space.

Assessment Schedule & Apportionment

M Hart shared the special assessment schedule and pointed out that the Board worked towards keeping the special assessment under \$5,000 per unit. The total special assessment is for \$286,374, split amongst owners based on their percentage of ownership, billed in two parts, with the first half due by October 31, 2023 and the final half due January 31, 2024. The membership questioned some flexibility in the timing of the special assessment, and if the Board would consider some interest-free repayment plans for owners that need the financial assistance. Owners who need to take advantage of a repayment plan were directed to reach out to Sierra or Wanda with Crested Butte Lodging.

M Pugh made the following-

Motion: Approve the revitalization project, budget and special assessment. The first half of the assessment will be billed October 1 and may be paid in 3 monthly installments, due by October 31, 2023, November 30, 2023 and December 31, 2023 without interest charged on these months. The second half the assessment will be billed January 1, 2024 and due in full by January 31, 2023.

2nd: E Young

Discussion: Owners expressed interest in a couple of months to pay the assessment without accruing interest. M Pugh agreed and modified his motion to what is reflected above.

Vote: Motion carriers

Adjournment

A Kaiser made the following-

Motion: Adjourn the meeting

2nd: J Steere

Discussion: None

Vote: Unanimous approval

The meeting was adjourned at 6:59pm MT.