

**THREE SEASONS CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 2, 2008 6:00 P.M. (MDT)
TELECONFERENCE**

Call to Order

Josh Quentzel, President, called the meeting to order at 6:10 p.m.

Roll Call/Establish Quorum

Board members in attendance via telephone:

Jeff Steere
Tony Sansing
Dan Zeroski
Wanda Bearth

Board members attending in person:

Josh Quentzel

A quorum was established, with 5 of 6 board members in attendance.

Management company (Crested Butte Lodging & Property Management) in attendance:

Grant Benton
Patrick Seaman

Manager's Report

Building update-Grant reviewed bids for sensors for lighting and timers for pool lights, which will save the association electricity.

Roof-Avalanche Roofing has been contracted to repair a small section of roof that is damaged.

Financial Report

Financial report-Wanda reported to the Board that the association currently has approximately \$20,000 between the checking and savings accounts. Walt Mauro, Board member and homeowner, sent the financials to CBL on March 28 and CBL has begun to update the financials from the point at which Walt left off, December 31, 2007. CBL will have a complete financial report ready for the Board's review by month's end.

Old Business

Management bids-Josh will set up interviews at the end of April to speak with those who have submitted a bid for managing 3 Seasons.

New Business

Insurance update-Patrick reported to the Board that Travelers Insurance has opted to cancel the property and liability insurance as of 5/03/08 based on their assessment that the property does not fit their guidelines. Patrick has obtained a bid from American Family and is awaiting a bid from American National.

Roof shoveling-Josh advised the board of his decision to not shovel the roof, allowing it to slide naturally. CBL will chip the edges.

Travelers insurance recommendations-Grant suggested the board consider doing many of their recommendations prior to getting insurance with another company. He'll email the entire list to the Board for their consideration.

Rekey of unit entrances-CBL will issue a letter to owners stating the security concerns raised by Travelers Insurance and the age of the master key system. CBL will obtain bids for a key pad lock system for the 4 main entrances to the building.

The meeting was adjourned at 7:30 p.m.

Approved by: _____
Tony Sansing, Secretary (date)