

Meeting Minutes

**Three Seasons Board of Directors Meeting
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Wednesday, February 12, 2020 – 5pm MST**

Call to Order

J Steere called the meeting to order at 5:04pm.

Roll Call/Establish Quorum

Pat Muro
Jeff Steere
Joe Schoen
Wanda Bearth
Connie Rehberg

Also in attendance, Sierra Bearth, Crested Butte Lodging staff (CBL).

Reading/Approval of Past Meeting Minutes

January 22, 2020

J Steere made the following-

Motion - Waive the formal reading and approve the January 22, 2020 meeting minutes as submitted by CBL
2nd: J Schoen
Discussion: None
Vote: Unanimous approval

Old Business

Director W. Mauro Review/Consideration for Removal

J Steere made the following-

Motion: Relieve W Mauro of his duty on the Board of Directors for the Three Seasons Condominiums Owners Association per article 7 section 1 of the bylaws
2nd: P Muro
Vote: Unanimous approval

Proposed Bylaw Amendment re: Section 1, Number 6

J Steere made the following-

Motion: Edit Article 6, Section 1 of the bylaws, to reduce the maximum number of Board members to seven
2nd: J Schoen
Discussion: None
Vote: Unanimous approval

Declaration Amendments for Consideration

LCE List of Responsibilities

The Board of Directors reviewed the drafted list of association vs owner responsibilities for maintenance and replacement of LCE elements.

J Steere made the following –

- Motion: Provide the chart of proposed owner and association maintenance and replacement responsibilities to the HOA attorney so that he may draft a corresponding declaration amendment
- 2nd: J Schoen
- Vote: Unanimous approval

W Bearth disclosed that since C2-3 is under contract, we should strike the legal description change to R102 and patio use from the agenda, as they were requests received from the previous owner.

C Rehberg made the following-

- Motion: Strike C2-3, Legal Description Change to R102-Update, Patio Use as GCE vs. LCE, items from the February 12th, 2020 agenda
- 2nd: J Steere
- Vote: Unanimous approval

Ownership Allocations

The Board discussed existing vs proposed ownership allocations and the dues and assessment scenarios it would create. W Bearth recapped the process of amending the declaration and the requirements to amend the ownership allocations.

C7-8, 14

W Bearth reminded the Board of Directors that C7-8, 14 has a larger ownership percentage than a residential two bedroom unit. The square footage is 732 above ground, and around 200 square feet below ground and the unit doesn't have any plumbing.

Conference Room Title Work

No decision was made with regard to preparing the conference room for possible sale.

New Business

2nd Declaration Amendment Draft Review/Consideration

The Board agreed to review the amendment individually.

Establish Date of Next Meeting

The next board meeting will be held on Wednesday on February 26th at 5pm MST

Adjourn

C Rehberg made the following-

- Motion: Adjourn the meeting
- 2nd: J Schoen
- Vote: Unanimous approval