

**Meeting Minutes
Three Seasons Condominiums
Board of Directors Meeting
Monday, December 22, 2025 ~ 5PM MT
Conference Call**

Call to Order

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

Proof of Notice

Notice was emailed and posted to the association website.

Roll Call/Establish Quorum

In attendance –

Joe Schoen
Skye Fitzgerald
Jeffrey Scelza
Michael Pugh
Jeffrey Steere
Wanda Bearth

A quorum was established with 6 of 7 Board members in attendance.

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

Reading and Approval of Past Minutes

April 29, 2025

May 7, 2025

May 19, 2025

S Fitzgerald made the following –

Motion: Waive the formal reading of the April 29, 2025, May 7, 2025 and May 19, 2025 meeting minutes and approve as drafted
2nd: M Pugh
Discussion: None
Vote: Unanimous approval

Financial Report

October 31, 2025

November 30, 2025

Management briefly reviewed any questions from the Board on the financials.

Old Business

Executive Session Pursuant to C.R.S. § 38-33.3-316(11)

Declaration Amendment Consideration

W Bearth made the following -

Motion: Move the meeting into executive session at 5:08pm
2nd: J Schoen
Discussion: None
Vote: Unanimous approval

W Bearth made the following

Motion: Move the meeting out of executive session at 5:38pm MT
2nd: J Scelza
Discussion: none
Vote: Unanimous approval

M Pugh made the following –

Motion: Revise the letter concerning the Declaration Amendment for circulation to the membership in January 2026
2nd: S Fitzgerald
Discussion: None
Vote: Unanimous approval

Other Business

Bath Fan Cleaning/Replacement Project

S Bearth reported that 16 units have had fans cleaned or replaced. Upon discussion, CBL will keep fans in stock for resale or install as needed.

New Business

None

Establish Date for Next Board Meeting

The next meeting will be determined at a later time via email.

Adjournment

M Pugh made the following –

Motion: Adjourn the meeting
2nd: J Steere
Vote: Unanimous approval

The meeting was adjourned at 5:55pm MT.