

**Three Seasons Board of Directors Meeting Minutes  
Three Seasons Condominiums, Mt. Crested Butte, Colorado  
Monday, June 4, 2018 – 1:30 P.M. MDT**

**Call to Order**

Jeff Steere called the meeting to order at 1:35 p.m.

**Agenda**

There were not proposed changes to the agenda.

**Roll Call/Establish Quorum**

In attendance-

Jeff Steere  
Tony Sansing  
Josh Quentzel  
Walt Mauro  
Trent Sanderson  
Wanda Bearth  
Connie Rehberg

A quorum was established with 7 of 8 directors in attendance.

Also in attendance-

Grant Benton, Lee Friedman and Wanda Bearth, Crested Butte Lodging & Property Management (CBL) staff. W Bearth is also a Board member.

**Election of Officers**

T Sansing made the following-

Motion: Continue with the previous slate of officers  
2<sup>nd</sup>: C Rehberg  
Vote: Unanimous approval

2018-19 Officers

Jeff Steere, President  
Josh Quentzel, Vice President  
Tony Sansing, Secretary  
Walt Mauro, Treasurer  
Wanda Bearth, Director  
Trent Sanderson, Director  
Ami Anderson, Director  
Connie Rehberg, Director

**Reading and Approval of Past Minutes**

T Sansing made the following-

Motion: Waive formal reading and approve the June 5<sup>th</sup>, 2017, meeting minutes as submitted by CBL  
2<sup>nd</sup>: C Rehberg  
Vote: Unanimous approval

**Reports**

Financial Report-L Friedman reported that there were no serious arrearages from homeowners.

Manager's Report-CBL had nothing to add to the manager's report given at the earlier HOA meeting.

### **Old Business**

Declaration Amendment-W Bearth reviewed the proposed ownership allocation that will be included with the amended Declaration with the Board. T Sansing suggested adjustments to the 1 and 3 bedroom ownership percentage, matching it to the current Declaration. Sixty-seven percent of unit owners will need to approve the amended Declaration, however, 100% of the unit owners, where there's a proposed change in ownership percentage, will need to approve the amended Declaration. One-hundred percent of first mortgagees will also need to approve, based on the amendment process in the current document.

T Sansing made the following-

- Motion: Allow Board members until Friday morning, June 8<sup>th</sup>, to review the proposed Declaration, prior to a vote moving the document approval to the next step
- 2<sup>nd</sup>: C Rehberg
- Vote: Unanimous approval

### **New Business**

2018-19 Proposed Operating & Capital Budget- The operating and capital budget were discussed, but a decision is pending, following CBL's adjustment to their compensation which affects the budget. The budgets will be ratified by way of email at a future date. Management Contract-The management agreement will be reviewed and approved in conjunction with the operating budget. W Bearth offered to bill for June services at the old rate. W Mauro asked for detail regarding markups, CBL will provide that by June 13<sup>th</sup>.

Dumpster Location-Moving the dumpster to the north side of the lot was considered, in order to limit the distance that the heavy WM trucks travel, once the parking lot is repaved.

### **Unscheduled Business**

Bike Storage-C Rehberg offered to research bike storage options.

### **Establish Date for Next Meeting**

The next annual Board of Directors meeting will be held on June 3, 2019, immediately following the HOA meeting.

### **Adjourn**

J Steere adjourned the meeting at 5:55 p.m.