

Minutes

Three Seasons Board of Directors Meeting Three Seasons Condominiums, Mt. Crested Butte, Colorado 5:00 p.m. MT, Thursday, February 23, 2023 Conference Call

Call to Order

J Steere called the meeting to order at 5:01pm MT.

Proof of Notice

Proof of notice was posted to the association's website.

Roll Call/Establish Quorum

In attendance-

Jeff Steere
Jeff Scelza
Joe Schoen
Michael Pugh
Walter Muro
Wanda Bearth

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

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

Reading and Approval of Past Minutes

November 30, 2022

J Steere made the following-

Motion: Waive the formal reading of the November 30, 2022 meeting minutes and approve as drafted by CBL
2nd: J Schoen
Discussion: None
Vote: Unanimous approval

Reports

Financial Report

W Bearth reported that several owners have paid on their delinquent balances decreasing the A/R account to \$10,000 in receivables. The Board inquired about the health of the operating account through the remainder of the winter. W Bearth is anticipating a cash flow issue by April due to high expenses through the winter months. J Schoen questioned snow removal and contract labor expense. W Bearth explained a large chunk of the snow plowing expense was from hauling off the large snow banks and the contract labor was for the repair of one bathtub that would not drain due to a back pitched line.

T Sanderson joined the meeting at 5:07pm MT.

Routine & Capital Progress

W Bearth reviewed the scheduled capital projects, and informed the Board that the sauna heater has been purchased and can be installed when ready, but we aren't sure of the electrical implications and costs. Gutters have arrived and will be installed in April. First floor closet doors have arrived, have been painted and will be installed after the snow melts. The luggage elevator overhaul work has not been scheduled yet. Stair treads are being replaced as needed. The work has largely been completed and paid for already.

Old Business

Declaration Amendments for Consideration

W Bearth reminded the Board that there was a Board vote to authorize the attorney to draft two amendments in the November 2022 meeting for gas and wood fireplace prohibition and a sales transfer fee.

Gas and Wood Fireplace Prohibition

Pending

Transfer Fee

The Board discussed other associations that charge a transfer fee in the Mt. Crested Butte area, which is not very many. The Board discussed the offset this could have on special assessments, and the difficulty of keeping up with building maintenance for the aging building.

M Pugh made the following-

- Motion: Table the two proposed amendments to be discussed in the next Board of Director's meeting
- 2nd: T Sanderson
- Discussion: The Board considered the impact of the current hot tub replacement project on this decision and would like to table the amendment for now
- Vote: Unanimous approval

New Business

Capital Plan Review

Hot Tubs

Replacement Proposal

M Hart informed the Board he found a capable contractor to replace the concrete tub. The contractor is available this March, or next November for a \$40,000 deposit to purchase materials and lock in a place in line for the work. M Hart shared a positive reference he received on the company. The Board would like more references from the contractor. The Board discussed making the temporary hot tub the permanent solution and repurposing the old hot tub room as an exercise room instead, considering the high price of \$210,000 to replace the concrete tub. W Muro shared a contact to reach out for another replacement quote and M Hart will reach out.

Temporary Tub

M Hart informed the Board that a ventilation system would have to be added to the pool pump room to bring the room to code. The pool plumbing will likely need to be relocated, and the pumps and boilers would be partitioned off. Anything run through copper conduit will have to be replaced with PVC conduit. M Hart is working on contacting a plumber and is unsure of pricing at this time. He expressed concern that the chlorine gas needs to be properly addressed for code to keep the pool open. The pool would have to be shut down for a few days to facilitate this work. M Hart will finalize the work on the hot tub on the pool deck.

M Pugh left the meeting at 6:17pm MT.

Consideration for Rule Amendment RE: Lithium Batteries

The Board discussed the popularity of e-bikes and the risk of charging the batteries inside and using 3rd party batteries. They discussed raising awareness of the fire risk of lithium batteries to reduce fire risk. W Bearth offered to review the liability section of the Declaration to see if liability for a loss caused by lithium battery can be transferred to the responsible party.

WiFi Proposal

S Bearth presented an offer from Spectrum that would include the current cable package and add 400/20mb speed for each unit, through an individual router, for a 5 year contract starting at a little less than the association is currently paying for cable and common area wifi.

J Schoen made the following-

- Motion: Accept the proposal from Spectrum and authorize Crested Butte Lodging to sign the agreement
- 2nd: T Sanderson
- Discussion: The Board discussed that several owners are paying for their own wifi. The Board wanted to know how available the equipment is. CBL will inquire with Spectrum.
- Vote: Unanimous approval

Unscheduled Business

None

Establish Date for Next Meeting

The next meeting will be held on April 26, 2023 at 5pm MT.

Adjourn

J Schoen made the following-

- Motion: Adjourn the meeting
- 2nd: J Steere
- Discussion: None
- Vote: Unanimous approval

The meeting was adjourned at 6:57pm MT.