

**THREE SEASONS CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL BOARD OF DIRECTORS MEETING MINUTES  
JUNE 9<sup>TH</sup>, 2014 12:00 P.M. (MDT)  
THREE SEASONS CONDOMINIUMS MEETING ROOM  
MT. CRESTED BUTTE, COLORADO**

**Call to Order**

Jeff Steere called the meeting to order at 12 p.m.

**Roll Call/Establish Quorum**

In attendance:

Jeff Steere

Trent Sanderson

Walt Mauro

Josh Quentzel

Wanda Bearth

In attendance by way of phone:

Tony Sansing

A quorum was established with all 6 Board members in attendance.

Also in attendance-

Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management (CBL)

**Election of Officers**

J Steere made the following-

Motion: Retain the Officer's positions from the previous year

2<sup>nd</sup>: T Sansing

Vote: Unanimous approval

This year's Board of Directors (and term expiration)

Jeff Steere, President (2017)

Trent Sanderson, Vice President (2016)

Walt Mauro, Treasurer (2017)

Tony Sansing, Secretary (2015)

Josh Quentzel, Director (2016)

Wanda Bearth, Director (2016)

**Reading/Approval of Prior Meeting Minutes**

T Sansing made the following-

Motion: Waive formal reading of the June 3 and September 19, 2013 meeting minutes and approve as submitted by CBL

2<sup>nd</sup>: T Sanderson

Vote: Unanimous approval

**Reports**

Financial Report-W Bearth announced that every homeowner's account was current.

## Old Business

Rules & Regulations Proposed Amendment to General Rule #6:

The Board places owners on notice that the supply lines and water heaters older than 12 years must be replaced and at the time the water heater is replaced, the main shut off valve must also be replaced.

J Steere made the following-

Motion: Amend general rule #6 as proposed

2<sup>nd</sup>: T Sanderson

Vote: Unanimous approval

CBL will notify owners of the rule update.

Bike Storage-The Board directed CBL to vigorously enforce the bike storage rule, as the rack is at capacity.

## New Business

Operating Budget-

J Steere made the following-

Motion: Amend and ratify the proposed budget by moving \$31,800 to the revenue line from GL309 and adding \$19,500 to GL615 for capital repairs including-

- Stucco repair
- Parking lot crack seal
- Rubber stairway treads
- Stairway landing carpet
- Light replacement for the south side 2<sup>nd</sup>/3<sup>rd</sup> floors
- Painting the exterior side of the building entrance doors
- Refinishing the stairwell handrails

2<sup>nd</sup>: T Sanderson

Vote: Unanimous approval

Other Building Repairs-The following items were discussed and CBL agreed to perform the following tasks:

- Stain the east side concrete retaining wall
- Install rubber treads on the stairs
- Stain the south side hand rails adjacent the common area windows
- Obtain bids for carpet cleaning with high pressure, high temperature extractor; and for 2" asphalt overlay on the parking lot; Unit vent cleaning
- Consult with base area businesses regarding storage locker options
- Change the door lock codes and raise the washer price to \$2
- Order sample track lighting for south side, 3<sup>rd</sup> floor

## IRS Excess Income Resolution

J Steere made the following-

Motion: Utilize excess revenues for the next fiscal year's expenses

2<sup>nd</sup>: T Sanderson

Vote: Unanimous approval

**Establish Date of Next Meeting**

The next annual Board of Directors meeting will be held immediately after the Homeowners meeting on June 8, 2015.

**Adjournment**

J Steere adjourned the meeting at 4:30 p.m.