

**Three Seasons Board of Directors Meeting Minutes**  
**Three Seasons Condominiums, Mt. Crested Butte, Colorado**  
**Monday, June 5, 2017 - 1:00 P.M. MDT**

**Call to Order**

J Steere called the meeting to order at 1:15 p.m.

**Roll Call/Establish Quorum**

In attendance-

Jeff Steere  
Trent Sanderson  
Josh Quentzel  
Frank Konsella  
Wanda Bearth  
Ami Anderson

In attendance by phone-

Tony Sansing

A quorum was established with just one Board member, Walt Mauro, absent.

Also in attendance-

Homeowners John Anderson and Dan Zeroski.

Crested Butte Lodging & Property Management (CBL) staff: Grant Benton, Lee Friedman and Wanda Bearth. W Bearth also serves on the Board of Directors.

**Agenda**

W Bearth asked for an agenda change to include an amendment to the Bylaws and a formal appointment of A Anderson to the Board.

J Steere made the following-

Motion: Amend Article VI, Section 1, of the Bylaws to allow up to  
8 Board members  
2<sup>nd</sup>: F Konsella  
Vote: Unanimous approval

J Steere made the following-

Motion: Appoint Ami Anderson to a 3 year term on the Board of  
Directors  
2<sup>nd</sup>: F Konsella  
Vote: Unanimous approval

**Election of Officers**

J Quentzel made the following-

Motion: Continue the prior year's slate of officers  
2<sup>nd</sup>: F Konsella  
Vote: Unanimous approval

2017-18 Board of Directors

Jeff Steere, President

Trent Sanderson, Vice President

Tony Sansing, Secretary

Walt Mauro, Treasurer

Wanda Bearth, Josh Quentzel, Frank Konsella and Ami Anderson-Directors

## **Reading and Approval of Past Minutes**

T Sansing made the following-

Motion: Waive formal reading of the June 6, 2016, annual Board meeting minutes and approve as submitted by CBL  
2<sup>nd</sup>: F Konsella  
Vote: Unanimous approval

## **Presentation**

David Dean with Sundial presented TV and internet packages for the Board's consideration. Package pricing depends on TV options and internet speed. The HOA could realize an annual savings (compared to the current supplier's pricing) should the Board choose a more limited package. The most expensive package would price out similarly to the current year's budget, however, the equipment installation costs would range from \$200 per unit to \$650 for the inclusion of a signal for a second and third TV. G Benton will write a synopsis of the proposal for the Board's review prior to sending to the membership for input.

## **Reports**

### **Financial Report**

W Bearth reviewed the accounts receivable detail with the Board. As of April 30, there was one homeowner 90 days delinquent and several owners had paid their dues early. CBL will follow the HOA's existing policy regarding delinquent accounts.

### **Manager's Report**

Kitchen Insurance Concerns-W Bearth reported that the building's insurance carrier requested particular information regarding the commercial kitchen, prior to renewal. The owner of that space, Susan Leeming, spoke directly by email with the insurance underwriter.

### **Old Business**

Declaration Amendment-The Board questioned whether the new document would allow the HOA to charge individual owners for any work performed on limited common elements and if that billing could be charged on a per item basis, rather than a on a percentage of ownership basis. W Bearth will follow up.

### **New Business**

2017-18 Operating Budget-The Board generally agreed that the following projects need to be attended to this year: stucco repair; hot tub heater replacement; Sealcoating the parking lot; roof repairs; and chimney chase cap replacement. The reserve fund was drawn on last year and will be replenished in part with a temporary dues increase this fiscal year. Another meeting or email vote will be held to formally approve the budget.

Given the financial burden following the heavy snow year, it was generally agreed that these projects, which were either planned for this year or suggested by an owner or Board member recently, be attended to in a future year: sauna heater replacement, building entry door replacement, carpet replacement, striping the parking lot, replacing shingles around the pool, building covered entries for the south doors, replacing the lower unit's deck closet doors, staining the window and door trim, removing the wood valances from the 3<sup>rd</sup> floor lights, building stairs to Gothic road from the parking lot and upgrading the 2<sup>nd</sup> floor mezzanine.

Capital Plan-Larger items to be funded in the next few years include repaving the parking lot and replacing the roof.

### **Management Contract**

CBL presented a management agreement with the same terms as the prior fiscal year.

J Quentzel made the following-

Motion:	Contract with CBL to manage the HOA and property another year
2 <sup>nd</sup> :	T Sansing
Vote:	Unanimous approval

### **Unscheduled Business**

Signs-CBL was directed to take down the signs that read “10 minute parking” and “no backing in”.

Recycling-Monthly cost is \$110 for the cardboard dumpster and the 3 commingled bins. CBL frequently sorts through the recycle bins to remove household trash. W Bearth will send an illustrated sign idea for the Board’s consideration.

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

The next annual Board meeting will be held immediately after the HOA meeting on June 4, 2018.

### **Adjourn**

J Steere adjourned the meeting at 6:10 p.m.