

**Board of Directors Meeting Minutes  
Monday, August 1, 2005, 9:15 AM MDT  
Three Seasons Conference Room  
Mt Crested Butte, Colorado**

**Call to Order**

The meeting was called to order at 9:15 AM by Board President, Josh Quentzel,

**Roll Call/Establish Quorum:**

**Board Members Present In Person**

Josh Quentzel

Jeff Steere

Dan Zerowski

**Management Company Present**

Kathy Morgan

A quorum was established with 3 of the 5 Board Members present.

**Old Business**

Kathy reported on Walter's behalf that 3 boosters had been added to the north and south malls to improve the reception for the wireless service. The Board asked Kathy to make sure that the wireless service was being advertised on the new website and in all Three Seasons literature given guests at check-in. The Board also discussed having a sign on the exterior of the building indicating the wireless service here. The Board instructed Kathy to have maintenance provide a more secure setup for the wireless equipment in the North mall.

After the discussion of the internet signs

**Josh Quentzel made the following:**

**Motion:** to remove the existing logo signs from the south entrance of the building.

**Seconded:** Dan Zerowski

**Vote:** Unanimous Approval

The Board took a walk around the exterior of the building to look at the proposed work.

**Jeff Steere made the following:**

**Motion:** to remove the short extensions on the sides of the east facing decks.

**Seconded:** Josh Quentzel

**Vote:** Unanimous Approval

**Josh Quentzel made the following:**

**Motion:** to start work on the dirt berm at the north entrance. This work to include a retaining wall and back fill, expenses not to exceed \$1,500.00.

**Seconded:** Dan Zerowski

**Vote:** Unanimous Approval

There was extensive discussion about reworking the ramp at the new entrance to the north entry. Kathy was directed to look into cutting steps into the new concrete and any other possible solutions.

Josh directed Kathy to instruct the employees closing the pool at night to make sure the hot tub is being covered with the insulating material to conserve heat. Also discussed was cleaning the tiles on the pool and hot tub when the pools were down for maintenance this coming fall.

Josh suggested installing matting between the pool and the hot tub to reduce the possibility of slipping on the wet tiles where the water puddles between the two.

The Board asked Kathy to approach ResortQuest with the proposal of splitting the costs of improving the south entrance of the building.

The sliding doors to be used in the renovation were discussed and the color of Bahama Brown was selected for the exterior color. The Board instructed Kathy to verify quote for doors and check on vendor being able to hold price until delivery in April, 2006.

The Board discussed replacing the living room windows at the same and the doors. After a tour of the exterior of the building and looking at the condition of the 1<sup>st</sup> floor windows and the clouding of windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors the Board instructed Kathy to get quotes for windows for each unit. The Board decided not to include north facing windows.

Kathy was instructed to include contingency monies for the painting and board replacement of deck joist and any fascia boards at the roof line that might be needed during the project.

**Josh Quentzel made the following:**

**Motion:** to amend the motion made by Walter Money Penny at the June 25, 2005 meeting on the Special Assessment to reflect billing dates of January 1, 2006, March 1, 2006 and June 1, 2006.

**Seconded:** Jeff Steere

**Vote:** Unanimous Approval

**Josh Quentzel made the following:**

**Motion:** to award the contract for the north entry remodel to Building by Design based on their bid of \$20,000.00. Work to begin on or about August 20, 2005.

**Seconded:** Jeff Steere

**Vote:** Unanimous Approval

The Board discussed the problem with the lights in and around the pool area. This topic to be tabled to the next meeting.

**Establish Date of Next Meeting**

It was agreed the next meeting would be Friday, September 30, 2005 at 9:00a.m.

**Jeff Steere made the following:**

**Motion:** to adjourn the meeting.

**Seconded:** Josh Quentzel

**Vote:** Unanimous Approval

Meeting adjourned at 11:30 AM.

**Approval:** \_\_\_\_\_

**Josh Quentzel, President**

**Date:** \_\_\_\_\_