Three Seasons Condominium Owners Association

RECORD OF ELECTRONIC VOTES

2025-2026 Electronic Votes

Management Agreement Amendment

The Board of Directors approved the motion cast to adopt the amendment to the management agreement which removed reference to section 9.6A of the Association's Declaration since the Declaration was amended to remove section 9.6.

Declaration Amendment

The Board of Directors approved these motions cast on June 1, 2026. Action #1: Approve the language for the fifth amendment to the declaration, as drafted by the HOA's legal counsel, removing section 9.6 in its entirety. Action #2: Forward the declaration amendment for consideration to the Three Seasons membership by email, USPS and Docusign.

HVAC

The Board of Directors approved the motion cast on 2/25/2026 to repair the building's ventilation system, clean the ducting and replace the air movers and heat coils for the north mall at a cost estimated at $17,408, by Peachgoose LLC.

System Assessment

The Board of Directors approved the motion cast on April 9, 2025, to accept the proposal from Big Horn Engineering Consultants to perform an assessment on the building mechanical, electrical, fire and plumbing systems. The cost will be billed at an hourly rate not to exceed $3,500.

2024 Electronic Votes

Concrete Proposal and Tile Around Hot Tub

The Board of Directors approved the motion cast on August 7, 2024 to accept the proposal from Zaabadick Construction of $48,925 to pour to concrete slab and walls for the new plunge pool at a height that would facilitate recessed tile along the edge of the new hot tub.

Reconstruction Analysis

The Board of Directors approved the motion cast on May 17, 2024, to contract with JRES for the appraisal and reconstruction analysis for 3 Seasons, for the purpose of determining insurable property value, at a cost to not exceed $4,800.

CMT Agreement for Soil Testing

The Board of Directors approved the motion cast on April 23, 2024 to hire Darin Duran with CMT Technical Services at an estimate of $850 to check the soil composition, compaction and concrete density for the new slab under the hot tub.

2023 Electronic Votes

Meeting Minutes

The Board approved the motion cast on September 14th, to approve the September 13, 2023, meeting minutes as submitted by CBL.

2022 Electronic Votes

Governing Policies

The Board approved the motion cast on December 7th to adopt the Governance Policies, amended by legal counsel on December 1, 2022, which will put the HOA into compliance with state legislation.

Remodel Request

In November the Board approved a remodel request made by Stephan Quentzel for units 235/237 based on engineers reports and plans submitted to CBL.

Hot Tub

The Board approved the motion made on 9/22/22 to purchase and install a hot tub next to the swimming pool for temporary use during the existing hot tub's repair/replacement.

New Pool Cover

The Board approved the motion made on March 23rd, 2022 to purchase a new pool cover for $4,309.03 from WaterMark to be paid out of the capital account in place of some other pool work budgeted.

Unit Owner Rules Violation Notice

The Board approved the motion made on March 2nd, 2022, to send unit 343 a notice of violation with impending fines if the violation is not cured immediately.

2021 Electronic Votes

Deck Expansion

The Board approved the expansion of the south deck, on June 29, 2021, with an increase in cost of approximately $25,500.

Governing Policies

The governing policies were approved by the Board following a motion cast on April 7, 2021.

2020 Electronic Votes

Pool Boiler

The motion cast on October 23, 2020, to purchase a new Rheem water heater for the pool and have Blue Diamond do the installation, was approved by the Board.

2020/2021 Operating Budget

On June 8th, 2020 the Board approved the motion to adopt the 2020/2021 operating budget as drafted by CBL.

Special Meeting

On May 28th, 2020 the Board approved the motion cast to hold a special homeowner meeting on 7/15/20 for the purpose of reviewing and voting on the second amendment to the HOA's declaration and conduct the meeting with Zoom.

New Fire Panel Install

The motion cast on May 27, 2020, to approve the new Fire Alarm panel install.

Rules Exemption Request

A homeowner requested on May 4th, 2020 to allow a long term renter to keep a dog at the association. The Board denied the request.

2nd Declaration Amendment

The motion cast on February 17, 2020, to approve the language in the 2nd amendment as drafted by counsel and also to begin the legal process for obtaining approval from mortgagees and homeowners was voted on and approved by the Board of Directors.

Paving the Parking Lot

The motion cast on January 17, 2020 was approved by the Board to accept the SealCo bid dated November 19, 2019 to repave the entire parking lot.

2019 Electronic Votes

Common Laundry – Washers/Dryers/Costs/Air Drying

The motion cast on December 31, 2019, was voted on and approved by the Board to do the repair work

1. I move to authorize the purchase of the HE washer & drier set at competitively bid cost. YES
2. I move to authorize the purchase of replacement washer drier units with competitively bid HE units as needed during the next 24 month period (ending 12/31/2022) YES
3. I move to vote (yes or no) on the option to raise the current cost per load to $3. YES
4. I move to vote (yes or no) on the installation of an air drying area in the laundry area to support environmental sustainability. NO

Dumbwaiter

The motion cast on November 14, 2019, was voted on and approved by the Board to do the repair work [lube support cables] on the dumbwaiter.

2019 Special Assessment

The motion cast on May 2, 2019, was voted on and approved by the Board to approve the 2019-20 operating budget including a $50,000 assessment to be billed over 5 quarters beginning September 2019; and also to approve the fiscal year ending 2020 and 2021 capital budget including a $450,000 special assessment to be billed over 5 quarters beginning September 2019.

New Skylights

The motion cast on April 2, 2019, was voted on and approved by the Board to hire Skylight Specialists to replace the old common area skylights with new skylights.

C4-6 Air Handler

The motion cast on March 25, 2019, was voted on and approved by the Board to allow the owner of C4-6 to install an air handler, 3'x3'x5', to the north side of the dock door. The Board is requiring that the owner screen the unit, mimicking the nearby stucco or with other material, as deemed appropriate by management. Further, repair for any type of damage to the unit, including but not limited to: rain, falling ice or snow, snow plow or vehicles bumping the screen and/or the unit be the sole responsibility of the owner of C4-6; in the event that maintenance/repair/upkeep of the Three Seasons property, including but not limited to the building and parking lot, requires the removal of the air handler and/or surrounding screen, such removal and re-installation is the sole responsibility of the C4-6 owner. These conditions will apply to current and future owners of C4-6. In the event that the air handler is removed, the owner shall also be responsible for repairing the affected area to the original condition.

C2-3's Remodel

The motion cast on February 19, 2019, was voted on and approved by the BOD to approve the separation of C2-3 from C2-6 and the subsequent request to remodel each of the units and covert C2-3's usage from commercial to residential.

2018 Electronic Votes

June 2018 HOA/Board Meeting Minutes Approved

The motion cast on August 6, 2018, was voted on and approved by the BOD to approve the 2018 HOA annual HOA and Board meeting minutes.

Notice to Lenders

The motion cast on August 6, 2018, was voted on and approved by the BOD to approve the attorney's draft noticing lenders with the change in the Declaration.

Budget and CBL Contract

The motion cast on June 26, 2018, was voted on and approved by the BOD to approve the operating budget and the revised management agreement with CBL

Declarations

The motion cast on June 8, 2018, was voted on and approved by the BOD to submit the new 3 Season's Declarations as proposed in writing and as amended at the board meeting of June 4, 2018 to homeowners and mortgagees for approval.

Insurance

The motion cast on April 23, 2018, was voted on and approved by the BOD to continue with the previous insurance coverages through Neil-Garing's Agency, adding the Garage Keepers liability and reducing the Crime Limit to $225,000.

Spring Work

The motion cast on April 9, 2018, was voted on and approved by the BOD to proceed with work outlined on "2019 Capital IDEAS", numbers 1-15, totaling just over $50,825, with door repair and prime/paint following drywall repair to be billed per time and materials, and the work is to be funded with capital reserves.

TS 343 Fireplace work

The motion cast on April 6, 2018, was voted on and approved by the BOD to authorize the owner of 343 to remove his fireplace and flue as long as he pays for the chimney top cap replacement. The chimney flue that will be detached from the fireplace will need to be 100% removed from the chimney chase, thus leaving a hole in the chase cap that he will need to have a licensed, insured contractor replace. Before work commences the contractor will need to email Grant, at CB Lodging, the necessary proof of insurance and workman's comp coverage. The owner can use whatever legal space is available from his own fireplace but not touch the common areas, and/or limited common areas that are reserved for the 2 lower units, regardless of whether permission is given by the other owners or not. He will also need the Town's and the local fire department's permission and inspection of the work. The Town of mount Crested Butte and the Fire Department will need to sign off on the work and email their responses to Crested Butte Lodging.

Spectrum Cable TV

The motion cast on March 20, 2018, was voted on and approved by the BOD to allow CB Lodging to sign the 5 year Spectrum Cable TV contract on behalf of the HOA.

C2-6 Remodel

The motion cast on February 28, 2018, was voted on and approved to allow the owner of C2-6 to covert C2 and C3 into a residential space, with the requirement that any and all areas outside of the proposed unit must have separate Board approval and match existing décor. The dues will be increased, relevant to what a 2 bedroom owner pays per square foot.

TS 343 – Remodel Unit Motion - The motion cast on January 9, 2018 was voted on and approved by the BOD to allow the owner of TS343 to remodel his condo as lined out on his Application of Home Improvement, and that the owner of TS343 is aware that he must not interfere with and/or allow for flue space for the 2 units directly below #343, and must follow all building and fire department rules and laws, and must follow the Three Seasons Rules and Operating Documents..

2017 Electronic Votes

Leeming Property

The motion cast on November 29, 2017, was voted on and approved by the BOD to allow preliminary approval to the owner of C2-C6 to begin architectural drawings to convert the current commercial space to a residential one.

TS 341 – Fireplace Remodel

The motion cast on November 29, 2017, was voted on and approved by the BOD to allow the owner of TS 341 remodel his fireplace area per town and fire department code as lined out to the Board with info in Three Seasons files.

TS 308 – LT Tenant Service Dog

The motion cast on June 22, 2017, was voted on and approved by the BOD to allow the long term tenant's service dog in unit TS308.

Fireplace Inspections – 8 Units Left

The motion cast on June 22, 2017, was voted on and approved by the BOD to add the following rule: *As* I motion to allow the remaining 8 units from the fireplace project to have the safety work on their fireplaces completed on or before September 15, 2017 (date dependent on Rick's availability)so that an inspection for the remaining units can occur at the same time.

Fireplace Rule Update

The motion cast on June 14, 2017, was voted on and approved by the BOD to add the following rule: *As of June 15, 2017 fires are not allowed inside the unit fireplaces that have been condemned by Mt Crested Butte Fire Department. If you have any question please contact the Three Seasons property manager.*

Due Date of Special Assessment for 2016/2017 Snow Removal

The motion cast on June 9, 2017, was voted on and approved by the BOD to have the special assessment full payment/payments be due/paid in full by March 1st 2018

Owner TS 341 Request to Build Out into the Chimney Chase

The motion cast on May 9, 2017, was voted on and NOT approved by the BOD to accept the request by the owner of 341 to build out their unit into the chimney chase even though the owners below might be OK with giving up their right to ever have a fireplace flue in the future.

Transfer Money from Reserves

The motion cast on April 24, 2017, was voted on and approved by the BOD to accept the bid for the deck I motion to transfer money [$75,000] from the reserve account [to checking].

Unit Deck Work

The motion cast on April 24, 2017, was voted on and approved by the BOD to accept the bid for the deck repair.

Fireplace Work

The motion cast on April 24, 2017, was voted on and approved by the BOD to go forward with Rick on the chimney work.

Rules Change – Distribution of Rules

The motion cast on April 7, 2017, was voted on and approved by the BOD to add to the 3 Seasons rules: Owners are required to give their friends, family, and long and short term tenants, and any other people that use their condo, the Three Seasons Rules and Regulations. All occupants are required to follow the Three Seasons Rules. Any fines will be charged to the unit owner.

Pool Cover

The motion cast on February 1, 2017, was voted on and approved by the BOD to have Aquatime repair the pool cover as soon as possible.

2016 Electronic Votes

Flue Decision

The motion cast on December 2, 2016, was voted on and approved by the BOD for a safety fix to the fireplace and flues for owners that do not wish to replace the failed units. The fix involves permanently sealing the glass doors, flue and chimney cap, with signage indicating that the fireplace has been disabled. High Mountain Hearth will seek approval from the fire department, prior to offering this service to owners.

Radio Station Lease

The motion cast on October 12, 2016, was voted on and approved by the BOD to extend the radio station's lease another 5 years, with an increase in rent from $425 to $450 per month.

Backflow Preventers

The motion cast on September 28, 2016, was voted on and approved by the BOD to accept that the HOA hire Timberline Mech to install backflow preventers to bring the plumbing for the building up to code.

TS241 – Ethanol Fireplace Grandfathered

The motion cast on September 21, 2016, was voted on and approved by the BOD to accept that the HOA grandfather in the ethanol fireplace in unit 241 as long as the owner fills out and delivers the Application of Home Improvement to Grant or Wanda at CB Lodging, the local fire department and Mt. CB building department inspect and pass the ethanol fireplace, and as long as the unit is never rented short term or long term with the ethanol fireplace inside the unit. TS, WB, Frank YES

Fireplace Motions

The motion cast on September 2, 2016, was voted on and approved by the BOD to accept the following motions as it pertains to the 3 Seasons unit fireplaces:

1. Owners may contact Colorado Fireside to contract for the replacement of their wood burning unit.
2. Or they can completely remove it, in order to 'square out' their living room and create more square footage.
3. Or they can board up the opening, we are not requiring that the old unit be removed so long as it has a closure on it that is not easily removed.
4. Electric fireplaces are allowed, but ethanol and gas or other flame producing units except for wood burning fireplaces are not allowed.
5. We will remind owners that they must not do anything to impede on another owners use of their space (like closet bump outs into the chase).
6. Owners must notify CBL of their intention by October 31st to take advantage of the HOA's funding of the flue cap work.
7. All other work related to the fireplace is at the expense of the unit owner.

Budget

The motion cast on May 26, 2016, was voted on and approved by the BOD to accept the budget as written.

Insurance

The motion cast on May 23, 2016, was voted on and approved by the BOD to discontinue insurance coverage with Farmers and switch to Allianz, and write the policy with a $25,000 deductible and add a $5,000,000 umbrella.

Stucco Repair

The motion cast on May 14, 2016, was voted on and approved by the BOD to perform stucco repairs. The estimate is $7,500. After beginning the project, the contractor asked for a change order in the amount of $5,500 to perform additional repairs. The BOD approved that by email motion and vote on May 18, 2018.

Repair and Paint Hot Tub

The motion cast on May 11, 2016, was voted on and approved by the BOD for CB Lodging to repair and paint the hot tub with an estimated cost of $2,000.

Fines for Old Water Heaters

The motion cast on April 18, 2016, was voted on and approved by the BOD for CB Lodging to send the water heater letter to the offending owners and to fine the owners who do not replace their water heater per the date on the letter.

TS 204 owner to remove fireplace

The motion cast on March 19, 2016, was voted on and approved by the BOD to the request from 204 regarding the requested remodel and $500 subsidy from the HOA for the engineer.

Fireplace Letter for 1/13/2016

The motion cast on January 13, 2016, was voted on and approved by the BOD to accept Letter to Owners.

Fireplace Fire Fine

The motion cast on January 11, 2016, was voted on and approved by the BOD to accept to amend our rules with a fine of $500 for anyone who violates the red tags on the fireplaces by starting a fire or cutting off the locks.

2015 Electronic Votes

Fresh Air Duct and Electrical Inspection

The motion cast on December 11, 2015, was voted on and approved by the BOD to accept to move forward with both of the ideas from Grant [postpone air duct cleaning until spring 2016 and hire Williams Electric to inspect all fresh air venting electrical] concerning the fresh air duct system/wiring and waiting til spring for cleaning.

Fireplace Letter to Owners

The motion cast on December 10, 2015, was voted on and approved by the BOD to accept the letter to the owners about the fireplaces dated 12 10 2015, and to email and mail the letter to the owners.

Fines for Insurance Non-Compliance

The motion cast on December 1, 2015, was voted on and approved by the BOD to apply fines to the monthly statements for those owners that have not yet provided proof of insurance naming the COA as additional insured or interested party. The statement will offer an opportunity to be heard by the Board of Directors.

Plat change

The motion cast on November 10, 2015, was voted on and approved by the BOD to move forward with changing the plat identifying the current General Common Element (conference room) as unit numbers.

CCIOA Vote

The motion cast on October 9, 2015, was voted on and approved by the BOD to recommend to the homeowners to have to Association operate under CCIOA law.

Level 2 Fireplace Inspection

The motion cast on October 6, 2015, was vote on and approved by the BOD to get a level 2 inspection on all the fireplaces and flues in Three Seasons.

South Wall Windows – Painting and Caulking

The motion cast on August 28, 2015, was vote on and approved by the BOD to accept the contractors bid up to and not to exceed $6000 for caulking and painting the south wall window trim.

Rule Amendment

The motion cast on August 17, 2015, was voted on and approved by the BOD to amend the rules: bikes stored on the HOA rack must be registered and tagged by the front desk. Bike storage will be allowed on decks, limited to 2 on a 1 bedroom and 4 on a 2 bedroom deck, and Bikes must be in working order, with no handle bars or tires over the railings; bike racks are not permitted, except that with written approval from the Board, owners may be allowed to install a hanger from the ceiling rafters. Coolers will be allowed for up to 7 days. Live plants and flowers are allowed. Dormant or empty pots and planters must be storage elsewhere when not in use.

Game Room

The motion cast on August 14, 2015, was vote on and approved by the BOD to fix up the games and add games to the game room.

Sealco Vote

The motion cast on July 13, 2015, was vote on and approved by the BOD to hire Sealco to work on the parking lot.

Rule Amendment

The motion cast on July 9, 2015, was vote on and approved by the BOD to amend the rules with the addition of this rule: Nuisance odors on the 3 Seasons property are expressly prohibited, including but not limited to: smoking, cooking, grilling, construction, etc. Smoking is allowed in designated areas only.

Operating Document Rewrites

The motion cast on June 19, 2015, was voted on and approved by the BOD to contract with Mike O'Loughlin to rewrite the Declaration and Bylaws.

Unit 142 Claim

The motions cast on May 26, 2015, was voted on and approved by the BOD to resubmit both the water damage claim and the death cleanup claim to Farmers, and bill both deductibles ($1,000 each) to the unit owner, as advised by the HOA's attorney and to raise the deductible from $1,000 to $10,000 per claim to immediately reduce the HOA's exposure for in-unit claims.

Insurance

The motion cast on May 21, 2015, was voted on and approved by the BOD to leave on hold and not authorize the claim with Farmers until the BOD can talk to the attorney.

Finish Fireplace Work

The motion cast on March 28, 2015, was voted on and approved by the BOD to finish the fireplace work.

Rule Changes for Insurance Audit

The motion cast on March 11, 2015, was voted on and approved by the Board of Directors prohibiting grills with propane tanks larger than 2.5 lbs. as required by the building's insurance inspector.

Walkway Handrail up to Code

The motion cast on February 26, 2015, was voted on and approved by the BOD regarding to hire Char LLC to add vertical spindles to the 2nd and 3rd floor walk ways, as directed by the insurance inspector.

Wifi Upgrade

The motion cast on February 22, 2015, was voted on and approved by the BOD regarding disconnecting Time Warner modems and purchasing Xtream Internet feed.

2014 Electronic Votes

Collection Policy

The motion cast on January 2, 2014, was voted on and approved by the BOD regarding amendment of the bylaws to update the collection policy in order to bring us into compliance with HB-1276.

Hot Tub Metal "Window"

The motion cast on February 07, 2014, was voted on and approved by the BOD regarding the replacement of the wooden slats at the interior hot tub window with metal to match the new hot tub gate.

Smoke/CO Detector Replacement/Add on

The motion cast on April 17, 2014, was voted on and approved by the BOD regarding the replacement of existing fire alarms and adding the missing alarm in some of the unit bedrooms.

Roof Work

The motion cast on April 28, 2014, was voted on and approved by the BOD regarding the roofing repair bid & move forward this spring with the repairs.

Budget Amendment

The motion cast on November 24, 2014, was voted on and approved by BOD to increase the budget line 6150 by $7450 since a larger scale parking lot repair was decided upon.

Rule Change-Smoke Detectors

The motion cast on December 4, 2014, was voted on and approved by the BOD to amend the rules and regulations by adding the following rule: Owners, Guests, Short Term, or Long Term Tenants will be fined $200.00 per incident plus the cost of materials and any contractor and/or fire department costs, for removing, damaging, and /or altering any part of the Three Seasons smoke/fire alarm system, including, but not limited to, any alarm and/or detector located within a residential or business unit.

2013 Electronic Votes

Sealco 1st Bid

The motion cast on April 1, 2013, was voted on and approved by the BOD regarding Parking lot crack fill & seal coat. Only to be accepted if they extend us the discount & will not perform the work until the 1st 2 weeks of September.

Sealco 2nd Bid

The motion cast on April 4, 2013, was voted on and approved by the BOD regarding Sealco to fix the problem areas mentioned on the bid as well as any other holes that may develop and be identified by CBL.

Smoke/CO Detectors

The motion cast on July 29, 2013, was voted on and approved by the BOD regarding I motion we accept CBL replaces current detectors & Bill wires the additional bedroom/mounting new

Staining Unit Deck

The motion cast on August 23, 2013, was voted on and approved by the BOD regarding staining the unit decks.

TS143 Water Heater Replacement Exemption

The motion cast on September 25, 2013, was voted on and approved by the BOD regarding the owner of TS143 to not have to replace her water heater at this time.

Hot Tub Gate Replacement

The motion cast on November 6, 2013, was voted on and approved by the BOD regarding the replacement of the hot tub gate with new metal gate.

The Cave Signage on the South Side of the Building

The motion cast on December 13, 2013, was voted on and approved by the BOD regarding the radio station installing a sign on the south side of the building.

2012 Electronic Votes

Extending the New Retaining Wall 40'

The motion cast on March 8, 2012, was voted on and approved by the BOD regarding extending the new retaining wall 40' along Gothic road.

Reimbursing Jeff Steere for Fuel

The motion cast on May 4, 2012, was voted on and approved by the BOD regarding reimbursing Jeff Steere for fuel for driving from Denver to CB a number of times for the retaining wall project

Capital Improvement Budget/Assessment with 3 Billing Cycles

The motion cast on August 19, 2012, was voted on and approved by the BOD regarding accepting the 2012/2013 capitol improvement budget and an assessment with 3 billing cycles.

Restaurant Adding a Bathroom

The motion cast on September 6, 2012, was voted on and approved by the BOD allowing the restaurant to install a bathroom within their property.

Old Pool Pump

The motion cast on October 19, 2012, was voted on and approved by the BOD giving Danny D'Aquila the old pool pump.

Team Prep Sign on South Side of Building

The motion cast on October 22, 2012, was voted on and approved by the BOD allowing Team Prep to install their sign on the south side of 3 Seasons Building.

New Carpet in 1st Floor / South Mall

The motion cast on November 9, 2012, was voted on and approved by the BOD regarding installing new carpet in the south mall.

2011 Electronic Votes

Stucco Repair

The motion cast on June 15, 2011, was voted on and approved by the BOD regarding hiring DRH Stucco & Stone to repair 3 Seasons stucco, at the rate of $10,500.

Capital Repairs and Budget Approval

The motion cast on August 6, 2011, was voted on and approved by the BOD regarding Budget approval and the capital repairs.

Retaining Wall - Type

The motion cast on September 9, 2011, was voted on and approved by the BOD regarding the type of retaining wall to build.

Retaining Wall - Contractor

The motion cast on October 14, 2011, was voted on and approved by the BOD regarding retaining wall contractor.