

**Three Seasons Condominiums
Board of Directors Meeting Minutes
Friday, June 25, 2004, 1:30 PM MDT
Three Seasons Conference Room
Mt Crested Butte, Colorado**

Call to Order

The meeting was called to order at 1:30 PM by acting Board President, Scott Brickert.

Roll Call/Establish Quorum:

Board Members Present In Person

Josh Quentzel
Dan Zeroski
Scott Brickert
Toby Rippetoe
Walter Money penny

Homeowners attending Board Meeting

Tony and Linda Sansing

Management Company Present

Walter Money penny
Kathy Morgan
Paige Owens

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

Reading and Approval of Past Minutes – June 27, 2003

Dan Zeroski made the following:

Motion: to dispense with the reading of the June 27, 2003 meeting minutes and approve as submitted.
Seconded: Scott Brickert
Vote: Unanimous Approval

Election of Officers

Dan Zeroski nominated Scott Brickert for President.
Seconded: Walter Money penny

Walter nominated Josh Quentzel for Vice-President.
Seconded: Scott Brickert

Toby nominated Walter Money penny for Secretary/Treasurer

Seconded: Dan Zeroski

Dan Zeroski made the following:

Motion: to elect the above nominees as respective officers by acclamation.

Seconded: Toby Rippetoe

Vote: Unanimous Approval

Scott Brickert was elected President

Josh Quentzel was elected Vice President

Walter Moneyppenny was elected Secretary/Treasurer by acclamation.

Reports

Officers and Committees: None

Manager's Report: None

Financial Report: Walter Moneyppenny

The Board gave management approval to begin Foreclosure proceedings on 202.

Walter Moneyppenny made the following:

Motion: to change the Association Dues billing process from \$1400 in January, July and October to \$1050 each quarter starting in September. For 2004 there will be billings in January, July, September and December. Then in 2005 the billing cycles will take place in March, June, September and December.

Seconded: Scott Brichert

Vote: Unanimous Approval

Scott Brichert made the following:

Motion: to adjourn the Board of Directors meeting until 7:30pm
June 25, 2004.

Seconded: Walter Monneypenny

Vote: Unanimous Approval

Call to Order

The meeting was called to order at 7:38 PM by Board President, Scott Brickert.

Roll Call/Establish Quorum:

Board Members Present In Person

Josh Quentzel

Scott Brickert

Toby Rippetoe

Walter Moneyppenny

Homeowners attending Board Meeting

Tony and Linda Sansing

Management Company Present

Walter Money Penny

Kathy Morgan

A quorum was established with 4. Walter read the Amendment to Three Seasons By-Laws. This was followed by a discussion of the By-Laws and the management of short-term rentals at Three Seasons.

Toby Rippetoe made the following:

Motion: to accept the Management Contract as presented by ResortQuest without the exclusive short-term rental management clause.

Seconded: Scott Brickert

Vote: Unanimous Approval with Walter Money Penny abstaining.

Toby Rippetoe made the following:

Motion: to have a member of the Board investigate the possibilities for offering owners a 2nd option for rental management.

Seconded: Scott Brickert

Vote: Unanimous Approval with Walter Money Penny abstaining.

Josh Quentzel volunteered to handle the information gathering and present his findings to the Board at a meeting July 8, 2004. The parameters for potential companies to be in compliance with the requirements laid out in the By-Laws.

Josh Quentzel made the following:

Motion: that a formal study of the windows and surrounding structure on the south end of the building be performed this summer and then annually thereafter.

Seconded: Walter Money Penny

Vote: Unanimous Approval

After further discussion it was decided that the retaining wall on the south of the property would be included in the engineering analysis.

The Board discussed the need for new sliding glass doors and assigned Kathy the job of gathering bids to be presented at the meeting July 8, 2004.

Walter volunteered to contact the Town Manager about the possibility of getting stairs from the south end of the building down to Gothic Road.

The idea of installing a pool cover was discussed and Walter and Kathy will investigate and present the Board with possibilities at the meeting July 8th.

The Board established a list of priorities as follows:

- Decks – age, liability, aesthetics
- Sliding Doors – poor seals, hard to operate
- Parking Lot Support, south side – this to be inspected by engineer
- South Windows – to be inspected by engineer

Establish Date of Next Meeting

It was agreed the next meeting would be Thursday, July 8, 2004 at 8:30 AM.

Josh Quentzel made the following:

- Motion:** to adjourn the meeting..
- Seconded:** Walter Monneypenny
- Vote:** Unanimous Approval

Meeting adjourned at 10:30p.m.

Approval: _____
Walter Moneyppenny, Secretary

Date: _____