

**Three Seasons Condominium Owners Association
Board of Directors Meeting Minutes
Monday, June 8th, 2009
Three Seasons Conference Room
Mt. Crested Butte, Colorado**

Call to Order

The meeting was called to order at 12:22 PM by Board President, Josh Quentzel.

**Roll Call/Establish Quorum:
Board Members Present In Person**

Josh Quentzel
Jeff Steere
Tony Sansing
Walt Mauro
Dan Zeroski
Wanda Bearth

Management Company Present
(Crested Butte Lodging & Property Management-CBL)

Wanda Bearth
Patrick Seaman
Grant Benton

Homeowners Present

Susan Leeming (for part of the meeting)

A quorum was established with all 6 of the Board Members present.

Election of Officers

Dan Zeroski made the following:

Motion: to maintain current Board positions: Josh Quentzel as President, Jeff Steere as Vice President, Walt Mauro as Treasurer, Wanda Bearth as Secretary, Tony Sansing and Dan Zeroski as Directors.

2nd: Tony Sansing

Vote: Unanimous Approval

Reading and Approval of Past Minutes

Jeff Steere made the following:

Motion: to waive formal reading of the minutes from the June 16, 2008, September 3, 2008, and November 19, 2008 meetings and accept as presented.

2nd: Josh Quentzel

Vote: Unanimous Approval

Reports

CBL had a couple additions to the manager's report delivered at the Homeowner's Meeting for the Board. CBL reminded the Board of the leak that had originated in unit 340 and was caused by a toilet supply valve. The supply valve was fixed by Dave Morgan in 340 and is no longer leaking, however there is still existing damage in the water heater closets in units 240 and 140 that has not been attended to. The Board directed CBL to get estimates to fix the damage in 240 and 140 and report back to the Board.

Another leak was recently found in unit 237. CBL is going to investigate the problem further to help determine the origin of the leak. The Board suggested having owner's and management shut off water after every departure. The Board directed CBL to create a list of plumbing issues to inspect in every condo and deliver it to the Board. Following review, CBL will inspect all units and create a list of potential plumbing issues.

Wanda mentioned that CBL has been providing extra hours to the Association, and the Board commented on the look of the building and the good job CBL has been doing.

Tony Sansing made the following:

Motion: to give Wanda an "atta girl" for the job CBL has been doing for the Association.

2nd: Jeff Steere

Vote: Unanimous Approval (Wanda abstained)

Old Business

Internet – The Board asked CBL to inquire about the cost of adding infrastructure to speed up and improve the reliability/bandwidth of the current wireless set-up.

Hot Tub – Grant told the Board that the hot tub will drain itself completely in approximately 20 days. Therefore, there must be a leak in the drain of the hot tub. The Board and CBL came up with a couple of options to determine the proximity and to fix the leak. Tony thought there may be a shut-off valve already installed. If not, one could be installed. CBL will look into the leak further and get a second opinion from the boiler installation company when here.

Anast Balance – The Board briefly discussed the outstanding balance owed by the previous owner of unit 342 who was foreclosed upon.

Walt Mauro made the following:

Motion: to remove Anast balance from the balance sheet and expense it accordingly on in the income statement in May, 2009.

2nd: Josh Quentzel

Vote: Unanimous Approval

Pool/Hot Tub Use – CBL inquired about what hours/seasons the Board would like to see the pool and hot tub in operation. CBL is currently opening the pool and hot tub in the off-seasons from 10am to 6pm and during the busy seasons from 10am to 10pm. If a homeowner is in-house during the off-season and requests to use the hot tub after 6pm but before 10pm, CBL will provide them a key to the hot tub and discuss the rules and the necessity to be out by 10pm. The Board approved of the current operation and told CBL to continue.

Capital Improvements – It was discussed that the upper roof of the building is in need of urgent repair. The areas where the siding has come off surrounding the skylights leak into the common areas after rain or snow melt. The best bid attained for the project was from Avalanche Roofing

for \$3,600, however, Avalanche Roofing is no longer in business. The next best bid was for \$5,500 from Pinnacle Construction.

Jeff Steere made the following:

Motion: to hire Pinnacle to repair the upper roof for \$5,500.

2nd: Tony Sansing

Vote: Unanimous Approval

Boiler Room – The framing and insulation of the boiler room was briefly discussed. Grant informed the Board of the bid received from Rich Reeser for \$2,000. Tony asked to get another bid from Adam Shectell. Adam is known to do good work and was recommended by Tony. The Board also asked for a bid that would include better insulation and the use of 2”X6” framing instead of 2”X4” framing.

Pool/Hot Tub Refurbishing – Grant noted that the long-term capital plan includes the refurbishing of the pool and hot tub in the near future. The Board decided to discuss this in the future after the hot tub leak has been attended to.

Windows/Doors – The Board agreed that the windows around the hot tub are in poor shape. They discussed the possible install of sliding glass doors. It would also improve the view of Mt. Crested Butte from the hot tub.

Bathrooms – The common area bathrooms are starting to look worn and the Board agreed that they are in need of an inexpensive upgrade. The Board asked CBL to paint the bathroom and look into replacing the plastic sheeting lining the walls of the bathrooms with fire retardant paneling.

Regular Assessments – Dues were discussed briefly. The idea of charging on a square footage basis came up, but the Board opted to hold regular assessments where they are due to the economy and respect for homeowner’s financial positions. The Board did ask CBL to put together a list of similar age and size homeowner’s associations dues for comparison. Jeff Steere mentioned that the Association should be growing its capital reserves each year to help cover cost of future projects.

Trailers/Parking – The Board had a lengthy discussion regarding the storage of trailers and broken down vehicles in the Three Season’s parking lot. The Board asked CBL to enforce parking rule number 4, “No motorized vehicle shall remain parked upon the property unless the same is in good working order and used for actual transportation” & parking rule 5, “No recreational equipment or trailers shall be parked, stored, or maintained on the property by any owners, guests, or renters. Temporary parking, not to exceed fourteen days, must be approved by management and be properly permitted.”

Jeff Steere made the following:

Motion: to implement a fine of \$50/day for violations of the rules and regulations.

2nd: Josh Quentzel

Vote: Unanimous Approval

The Board also brought up that rule number 6 does not need to specify how many permits are allowed per unit, but just the fact that they can be limited. CBL will monitor the lot to determine if and when parking needs to be limited.

Jeff Steere made the following:

Motion: to re-write parking rule number 6 to say, “The Association reserves the right, during periods of high occupancy, to limit parking permits.”

2nd: Tony Sansing

Vote: Unanimous Approval

Stucco – The Board asked for a stucco repair quote for the damage around the building. Grant mentioned that it is very difficult to find a quality person or company who wants and could do the work. Grant said he would get a quote from the person doing the work at the Snowcrest.

Snowfences – The Board directed CBL to have snowfences installed above the loading dock and above unit 308 due to safety concerns.

Realtor Signs – Per a homeowner's request, the Board agreed that signage must be placed in the window of a unit and not anywhere on a deck or patio.

Unused Basement Space – The space that was Kathy Morgan's office is still sitting vacant. The Board is willing to rent the space for \$200/month. CBL offered to help find a renter.

New Business

IRS Excess Income Resolution – This was briefly discussed and in regard to IRS Revenue Ruling 70-604 which allows excess membership income over membership expenses to be applied to the following fiscal year.

Josh Quentzel made the following:

Motion: to accept and sign resolution ruling 70-604

2nd: Jeff Steere

Vote: Unanimous

2009/2010 Operating Budget – The Board reviewed the proposed budget and thought it looked good overall. There was some discussion regarding capital repairs and whether there is enough reserved for planned projects.

Tony Sansing made the following:

Motion: to change the capital repairs budget to \$33,000 and approve the budget as presented.

2nd: Walt Mauro

Vote: Unanimous

Sauna – Due to past problems with the sauna, the Board asked CBL to have Timberline Mechanical look at the sauna. The Association could possibly purchase an electric sauna at some time if the current gas one continues to be a problem.

Management Contract – Dan Zeroski thanked CBL for their attitude and assistance in helping to efficiently take care of the HOA and save the HOA money. CBL informed the Board that there were no changes to any of the fees charged or services performed.

Josh Quentzel made the following:

Motion: to change the date in section 4B from 5/1 to 4/1 and accept the contract as submitted.

2nd: Tony Sansing

Vote: Unanimous (Wanda abstained)

Establish Date of Next Meeting – The Board didn't set a date but is planning on meeting again near the end of July.

Meeting adjourned at 4:46 p.m.

Approval: _____

Date: _____