

**Board of Directors Meeting Minutes
Friday, September 30, 2005, 11:00 AM MDT
Three Seasons Conference Room
Mt Crested Butte, Colorado**

Call to Order

The meeting was called to order at 11:00 AM by Board President, Josh Quentzel,

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

Josh Quentzel
Jeff Steere
Toby Ripittoe

Management Company Present

Kathy Morgan

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

Old Business

The planter by the entrance to ski shop is still leaking when plants watered and if this continues the liner needs to be replaced.

Kathy updated the Board of the status of the pool renovation. The pool lights were cleaned and light bulbs replaced. Water proof gaskets for the lights were replaced and all the lights are working. The heater and the pumps for the pool are being overhauled and replaced as needed.

The hot tub is being blasted and new siding material installed. The lights and mechanical room are also being maintained during this down time.

Renovation Project

The Board looked at window bids and options for the windows and sliding doors. The decision was made to include the windows in the project and purchase Weathershield windows and doors.

Josh Quentzel made the following:

- Motion:** to replace windows on the east and west facing exteriors and assess for the additional cost of windows and labor. This additional special assessment to add approximately \$1,000.00 per unit to the total assessment. The total amount of the special assessment for the proposed 2006 renovation deck, door and window project is \$350,853.78.
- Seconded:** Jeff Steere
- Vote:** 3 Yes Josh Quentzel, Jeff Steere, Toby Rippitoe
1 Nay Dan Zeroski

Josh Quentzel made the following:

- Motion:** to have the assessment billed in installments with $\frac{1}{2}$ due January 31, 2006, $\frac{1}{4}$ due March 31, 2006 and the final $\frac{1}{4}$ due June 30, 2006.
- Seconded:** Jeff Steere
- Vote:** Unanimous Approval

The Board discussed the quotes for the materials and the concern that materials would be going up in price and have a limited availability due to the conditions on the Gulf Coast. The current price for the decking materials is \$17,186.04. This price includes a 4% discount for payment on delivery.

Jeff Steere made the following:

- Motion:** to secure the best price and purchase the decking material immediately.
- Seconded:** Josh Quentzel
- Vote:** Unanimous Approval

The Board also discussed new signs for the Association. Toby volunteered to take on the project of the new signage.

Kathy was instructed to contact United Paving and have the potholes in the drive patched. Discussion of work on the parking lot to be continued at a later meeting.

The Board again discussed the possibility of leasing a skid steer and trying to do the snow removal in house. This to be discussed at meeting in November.

Kathy informed Board that battery backed-up exit signs had been purchased and would be installed in the building prior to the start of the ski season.

The Board discussed their concerns about the lack of competitive bids received for this proposed project. Of the 5 contractors asked to bid only one contractor responded. After a discussion of the pros and cons of expanding bidding to outside the Gunnison Valley the Board directed Kathy to revise the scope of work to include the additions from today. The scope of work is to be submitted to High Mountain Improvements and Construction for review and revision of previous bid.

Establish Date of Next Meeting

It was agreed the next meeting would be in early November. The meeting to cover the approval of a contractor for the renovation project and the final decision on a skid steer for snow removal.

Jeff Steere made the following:

- Motion:** to adjourn the meeting.
- Seconded:** Josh Quentzel
- Vote:** Unanimous Approval

Meeting adjourned at 11:00 AM.

Approval: _____
Josh Quentzel, President

Date: _____