

Meeting Minutes

**Three Seasons Board of Directors Meeting
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Thursday, November 18, 2021 at 5pm MT ~ Conference Call**

Call to Order

P Muro called the meeting to order at 5:05pm.

Roll Call/Establish Quorum

In attendance-

Joe Schoen
Pat Muro
Trent Sanderson
Wanda Bearth

A quorum was established with 4 Board members in attendance.

Also in attendance, Wanda Bearth and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

Reading and Approval of Past Minutes

August 4, 2021

J Schoen made the following-

Motion: Waive the formal reading of the August 4th, 2021 Three Seasons Board of Directors Meeting minutes and approve as drafted by CBL
2nd: P Muro
Vote: Unanimous approval

Manager's Report

Project Progress: Deck Replacement, Grill Solution, Soffit Painting, Closet Doors, Carpet, Utility Line Removal

W Bearth reported that the deck is complete. W Bearth reported that water hog mats have been placed under the grills to protect the new deck. The carpet has been replaced on 2nd and 3rd floor south mall. The doors have been ordered for the first floor exterior closet doors.

Entry Doors & Complications

W Bearth explained that the doors required complete assembly, almost like IKEA doors. The doors had to be built, painted and installed. Tile and concrete had to be removed for the install. A local contractor that frequently installs doors quoted two weeks of install time per door.

W Mauro joined the meeting at 5:39pm.

Gutter & Snow Fencing Installation

W Bearth reported that the association should consider installing some gutters on the south side of the new building due to the large amount of snow melting onto the deck from the roof.

Hot Tub Status

W Bearth reported that the stop valve on the filter was recently repaired and the hot tub is open and running without issue.

Financial Report

W Bearth reported the association is running over budget on operating expenses for the fiscal year by \$6,850. The largest contributor to the overage was fire protection following the annual fire safety inspection and some troubles with the fire panel.

Old Business

Declaration Amendment Consideration

W Bearth reminded the Board the new draft has a few adjustments to section 3.11 regarding the deed restriction prohibition.

P Muro made the following-

Motion:	Approve the Declaration amendment as drafted by legal counsel
2 nd :	J Schoen
Vote:	Unanimous approval

Special Owner Meeting Date Determination

The special owner meeting will be held at 6:30pm MT on Monday, January 24th, 2022.

Pool Cover/Fence

The Board discussed the cost to repair the cover and the benefits of keeping the cover versus building a fence around the pool. CBL is working on getting bids for new replacement covers.

New Business

Insulation Damage First Floor

S Bearth reported that the insulation on the first floor is falling. The Board directed CBL to look into methods of securing the insulation.

Unscheduled Business

The Board would like CBL to look into getting an electric vehicle charging station for the parking lot. P Muro would like to discuss businesses in Three Seasons in the next meeting.

Establish Date for Next Meeting

The next meeting date will be determined via email.

Adjourn

J Schoen made the following-

Motion:	Adjourn the meeting
2 nd :	W Mauro
Vote:	Unanimous approval

The meeting was adjourned at 6:57pm MT.