

**Three Seasons Board of Directors
Meeting Minutes
September 13, 2023 ~ Conference Call**

Call to Order

Jeff Steere called the meeting to order at 5 p.m. MT.

Proof of Notice

Notice was emailed to the board and posted to the HOA's website.

Roll Call/Establish Quorum

In attendance-

Jeff Steere
Michael Pugh
Joe Schoen
Jeff Scelza
Wanda Bearth (also with CBL)

A quorum was established with 5 of 7 board members in attendance.

Also in attendance-Matt Hart, Crested Butte Lodging & Property Management (CBL).

Election of Officers

M Pugh made the following-

Motion: Continue the existing slate of officers-Jeff Steere to serve as President, Joe Schoen as Vice President, Walt Mauro as Treasurer and Trent Sanderson as Secretary. Wanda Bearth, Jeff Scelza and Michael Pugh will remain as directors.

2nd: J Schoen

Vote: Unanimous approval

Reading and Approval of Past Meeting Minutes

J Steere made the following-

Motion: Waive formal reading and approve the 4/26/2023 and the 7/06/2023 meeting minutes as submitted by CBL.

2nd: J Scelza

Vote: Unanimous approval

Financial Report Q&A

The financial and management report were delivered by email on September 6th to the board. There were no questions other than comments that the new format, incorporating the 2 reports into one, was appreciated.

Old Business

Pool & Hot Tub Project-M Hart (CBL) presented the following project budget-

Swim-Ex Extra Large Tub w/heater and jet pump =	\$31,193.00
Demo of old tub & tile, installation of corrosive resistant fan system =	\$54,600.00
Installation of tub with UV Ozonator option =	\$27,495.00
Plumbing (estimate) =	\$6,000.00
Electrical (estimate) =	\$10,000.00
Dirt Work (estimate) =	\$10,000.00
Pool resurfacing (updated agreement amount) =	\$56,070.00
Lodging (estimate) =	\$7,500.00
CBL Maintenance Labor (estimate) =	\$5,000.00
Retailing hot tub deck (estimate) =	\$8,500.00
Hot Tub Equipment Room Updates (estimate) =	\$10,000.00
Permits (estimate) =	\$5,000.00
20% contingency:	\$46,271.60
Total:	\$277,629.60

This project list will provide a resurfaced pool with a 25-year warranty; a new in-ground hot tub with tile and wall repair work included; installation of the new sauna heater; and electrical compliance updates completed in both equipment rooms. Items indicated as 'estimates' are numbers prepared in good faith and 20% contingency is recommended based on the unknown situations that may exist around or under the existing hot tub and will only be discovered once the demolition of the current tub is complete. The temporary hot tub, which was placed on the swimming pool deck, will remain and brought into service with the electrical upgrade.

M Pugh noted that the amenity improvement plan cost is close to the original estimates that CBL obtained for replacement of the existing hot tub (only); however, the pool and sauna will be brought back into service, too, and there will be a secondary option for hot tub soaking. The electrical compliance work required by the state electrical inspector will provide a safe environment for folks using the pool. CBL was commended for the time and effort in pulling together the estimates and meeting with contractors. Notably, W Mauro found Swim-Ex a product that will work with our size limitations in the hot tub area, with a savings that will allow the HOA to improve the other amenities.

M Pugh made the following-

Motion: Proceed with the amenity improvement plan as presented; Levy a special assessment to the membership to fund the project, based on pro-rata share; Assessment total \$295,000 to be billed in 2 installments with the first half due by October 31 and the remaining half due by January 31, 2024.

2nd: J Steere

Discussion: W Bearth confirmed that the HOA holds a 2.92% ownership interest, so \$295,000 in assessments will raise \$286,373 in capital funds.

Vote: Unanimous approval

CBL will launch the plan, beginning demolition of the tub area before ski season, ordering the new tub, scheduling the pool resurfacing and the various other subcontractors including electrician and plumber.

New Business

Board Member Checking Account Signature Authority Consideration

M Pugh made the following-

Motion: Appoint the HOA's Treasurer, Walt Mauro, as an additional signatory on the HOA accounts, with online access to accounts included.

2nd: J Steere

Vote: Unanimous approval

Establish Date for HOA Budget Meeting

W Bearth advised that this budget change must be presented to homeowners, per state legislation (CCIOA).

M Pugh made the following-

Motion: Hold a budget meeting with the membership on September 27, 2023 at 5 p.m. MT.

2nd: J Scelza

Vote: Unanimous approval

The meeting will be held by Zoom. CBL will present the budget, with images of the new Swim-Ex tub, photos of the equipment room and explain the process for each of the amenity replacement/upgrades included as part of this project.

Adjournment

J Steere adjourned the meeting at 6:38 p.m. MT.