

Three Seasons Board of Directors Meeting Minutes
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Monday, June 8, 2015 12 P.M. MDT

Call to Order

Jeff Steere called the meeting to order at 12:15 p.m.

Roll Call/Establish Quorum

In attendance-

Jeff Steere
Tony Sansing
Trent Sanderson by phone
Josh Quentzel by phone
Walt Mauro
Wanda Bearth

A quorum was established with all 6 Board members in attendance.

Also in attendance-Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management staff (CBL). Frank Konsella, owner of unit 338.

Unscheduled Business

J Steere made the following-

Motion: Amend Article VI, Section 1 of the Bylaws to allow up to 7
Board members
2nd: T Sansing
Vote: Unanimous approval

T Sansing made the following-

Motion: Appoint F Konsella to a 3 year term on the Board of
Directors
2nd: J Quentzel
Vote: Unanimous approval

Election of Officers

W Bearth made the following-

Motion: Retain the current officer's positions
2nd: T Sansing
Vote: Unanimous approval

Board of Directors and Term Expiration

Jeff Steere, President – 2017
Trent Sanderson, Vice President - 2016
Tony Sansing, Secretary – 2018
Walt Mauro, Treasurer – 2017
Josh Quentzel, Director – 2016
Wanda Bearth, Director – 2016
Frank Konsella, Director – 2018

Reading and Approval of Past Meeting Minutes

T Sansing made the following-

Motion: Waive formal reading of the June 9, 2014, meeting minutes and approve as submitted by CBL

2nd: J Steere

Vote: Unanimous approval

Reports-

Financial Report

W Bearth provided detail regarding the accounts receivable, there are no serious delinquencies at this time.

Manager's Report

Unit 142-CBL reported to the Board the repair progress to this unit following the insurance claims related to a death and water leak.

Common Bathroom Repair-The ladies room endured a major back up and Timberline Mechanical was called in to make the repair.

Pool Boiler Venting Repairs-Finished, including the drywall repairs.

KAYV lease renewal request-the radio station renting the basement space is requesting renewal of their lease, which expires in 18 months. No objections were stated by the Board.

Old Business

Rule Amendment-the Board discussed the HOAs exposure relating to damage and accidents within a unit and on the property.

J Steere made the following-

Motion: Delete section 12 and amend general section 3 of the HOA's rules and regulations to read- All unit owners are required to mail general liability insurance certifications annually, or more often as changes are made, with general liability policy limits of no less than \$300,000, naming Three Seasons Condominium Owners Association as an additionally named insured to the HOA at P.O. Box 5037, Mt. Crested Butte, CO 81225.

2nd: T Sansing

Vote: Unanimous approval

A discussion ensued regarding property managers operating within the building and process for approval by the BOD for operation in 3 Seasons which will include proof of licensing, check in and after hours contact info and proof of insurance. Commercial entities' insurers may be required to include a waiver of subrogation. Full details to be determined soon.

New Business

Declaration Amendment-The Board intends to amend the Declaration with legal counsel's guidance and the Bylaws will be reviewed simultaneously. The primary

purpose is to clarify unit maintenance and repair responsibility and to align the documents with legislation. CBL will get estimates from attorneys for this project.

Operating and Capital Budget-Several future project were proposed by CBL and reviewed by the Board. The capital improvement plan is undergoing further consideration.

T Sansing made the following-

Motion: Approve the operating budget, as submitted by CBL and also include the parking lot repair bid in the amount of \$9,306 and rewriting the Declaration in the amount of \$7,000.
2nd: J Steere
Vote: Unanimous approval

J Steere made the following-

Motion: Have CBL to write a letter for the Board's review, for cleaning the bathroom fans and replacing the charcoal filters, and cleaning the fresh air venting including pulling the heating element which may be located in the deck closet. Options to include hiring an independent contractor, doing the work themselves with CBL's inspection or hiring CBL to perform the work.
2nd: W Mauro
Vote: Unanimous approval

Management Agreement

The Board agreed to renew CBL's management agreement and the contract was executed at the meeting.

Establish Next Meeting Date

The next annual Board meeting will be held immediately after the Homeowners meeting on June 6, 2016.

Adjournment

J Steere adjourned the meeting without objection at 5:30 p.m.