

MINUTES
THREE SEASONS CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 1, 2007 6:30PM
TELECONFERENCE

Executive Session

The meeting was called to order by President, Josh Quentzel at 7:58pm.

Roll Call/Establish Quorum

Board Members present:

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

A quorum was established with all 6 board members present, either in person or by phone.

Management present:

Kathy Morgan

INSURANCE

2 quotes have been received from American Family and Travelers. Josh will visit with Gary Short later this week and request that Farmers transfer our agent from Bob Strong to Gary Short. Kathy was instructed to contact Farmer's and try and increase the policy amount to \$20,000,000.00 for the property. Kathy to email Farmer's quote for increased coverage to the Board tomorrow. Tony asked Kathy to forward each of the insurance quotes via email to Board members for review.

HOT TUB/POOL/SLIDING GLASS DOOR

Kathy gave Board update on status of hot tub. Josh also discussed thoughts about the hot tub options and direction he has given Kathy. Board approved hiring American Leak Detectors to come in and isolate leak in tub prior to making any further decisions about the tub. Walt provided Kathy with the phone number for Marina Pool & Spa, a front range based company that may provide some insight on converting to salt based treatment instead of chlorine.

Hot Tub/Pool Closing

Kathy advised the board that replacement parts (plastic guides for the cover) have arrived and will be installed on 10/02/07, allowing for daily opening and

closing of the pool. The board agreed that the pool should remain closed until November 17, which is the first day of the ski season. Signs advising of the seasonal closure have been printed and will be posted later tonight.

GROUNDNS

Exterior grounds have had weeks poisoned with 2-4D. Final mowing of the ground, cleaning up of hoses and preparation for winter will be completed this week.

Interior plants – 2 of the ivy plants have been replaced and the other 2 will be rotated out during the month of October. Several new plants are being brought in to be planted in the area in front of the old ski shop. The Christmas cactus plants in the south mall will be removed this week and placed in dark area to promote blooming for Christmas season.

EXTERIOR TRIM

Exterior trim, replacement of broken deck boards and painting of new sheetrock in lobby area to be completed this week.

WINTER SCHEDULE

Seven day a week schedule for common area cleaning to be effective on November 17, 2007 and to continue thru April 6, 2008.

QUARTERLY STATEMENTS

Wanda and Josh directed Kathy to send statements to all owners at least quarterly, regardless of balance.

FINANCIALS

Board has not received financials as expected. Kathy assured Board that the financials would be available by the end of the week. Also expects to have server installed and website live by mid-October. Kathy was directed to send notification to homeowners 60 days or more in arrears advising that if full payment is not received in 14 days, the association will take action as provided in Article XI, Section 1D, of the by-laws, which enables the association to demand the full fiscal year's assessments immediately in the instance of a 60 day delinquency. Additionally, a lien will be placed against the unit and further legal action may be pursued.

MATT BRUST

Zero tolerance with storing personal items in common areas. Board directed Kathy to give Matt a bill for that portion of the carpet cleaning necessitated by the oil spill.

The next meeting of the Three Seasons Board of Directors is schedule on December 1st at 6:30pm MST.

Meeting adjourned at 9:07pm.

Wanda Bearth, Secretary