

Meeting Minutes

**Three Seasons Board of Directors Budget Meeting
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Thursday, June 18, 2020 – 5pm MDT
Conference Call**

Call to Order

Jeff Steere called the meeting to order at 5:08pm.

Roll Call/Establish Quorum

In attendance –

Jeff Steere
Joe Schoen
Pat Muro
Wanda Bearth

A quorum was established with 4 Board members in attendance.

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

Reading/Approval of Past Meeting Minutes

April 29, 2020

J Steere made the following –

Motion: Waive the formal reading of the April 29, 2020 meeting minutes
and approve as submitted by CBL
2nd: J Schoen
Discussion: None
Vote: Unanimous approval

Financial Report

A/R Status

W Bearth reported that there is one unit that missed their dues payments last quarter.

Manager's Report

Fire Panel Replacement Update

G Benton reported that the new fire panel is installed and the new panel will tell us which unit the alarm is coming from. The new fire detectors should not be affected by steam. G Benton confirmed the new panel is a wireless panel, so it did not require wiring in the units and it does not require wifi. The smoke detectors in the units are battery operated and the batteries are supposed to last five years. The Board directed CBL to have the HOA replace the batteries every 3 years in the unit. G Benton will coordinate this plan with Superior Alarm and CBL maintenance.

Parking Lot Paving Update

G Benton informed the Board that the parking lot project was moved to August. G Benton informed the Board that SealCo needs to know by the end of July if they would like to install a light or camera at the dumpsters that would require wiring through pvc piping under the pavement. W Bearth reminded the Board that there is an issue reported by GCEA with the location of the transformer in the parking lot, and trouble with it could result in tearing up the parking lot. CBL will contact GCEA about where the transformer should be moved and the logistics and will share that with the Board. The Board would like large sleeves to accommodate several wires and large wires and unknown future needs. CBL will also get information on adding electrical car charging stations in the parking lot.

Kitchen Stucco Update

G Benton informed the Board that the kitchen owner is meeting with an architect soon and CBL will attend. The kitchen owner is proposing a double door entry that matches the existing double doors at the doc so they can access their equipment.

New Business

Declaration Update

W Bearth informed the Board that there have not been any no votes from lenders.

Fractional Ownership Update

W Bearth informed the Board there have been several questions around the fractional ownership clause. The HOA attorney has offered a solution for a couple existing fractional owners, being that they could form an LLC and be in compliance with the amendment. W Bearth informed the Board that one of the issues created by fractional ownership is that units could fall into arrears and pass the blame between owners. CBL will get an opinion from the attorney on grandfathering in existing fractional owners.

Old Business

HOA Annual Meeting Date

W Bearth recommended holding the meeting via Zoom due to the state and county group restriction and limitations outlined in public health orders. The Board will discuss dates via email.

Adjourn

The meeting was adjourned at 6:08pm.