

Meeting Minutes

Three Seasons Board of Directors Meeting Wednesday, February 7th, 2024 at 5pm MT Conference Call

Call to Order

J Steere called the meeting to order at 5:00pm MT.

Proof of Notice

Proof of notice was posted to the association's website.

Roll Call/Establish Quorum

In attendance –

Jeff Steere
Walter Muro
Jeff Scelza
Joe Schoen
Wanda Bearth

A quorum was established with 5 of 6 Board members in attendance.

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

Old Business

Amenities Project Progress Update and Billings

The Board reviewed all draw requests received from the demo contractor so far, and the project manager joined the call to review work.

J Steere questioned the thickness of the slab, and Doug quoted a 10 inch slab. M Hart inquired with Doug to ensure a positive grade could still be achieved with 10" and asked for pricing on an 8" slab. J Steere further questioned rebar, psi and material specs. Doug with Pinnacle Construction used 6,000 psi pour; Determined that materials are better than required by the engineer; Monolithic pour doesn't work due to placement of skimmer and plumbing. Walls sitting on the wall and slab acting as footing. The Board wants a final bid from Pinnacle on all the work for the concrete and have specific line items. The Board then wants to hold a meeting to review the bid for approval.

J Steere directed M Hart to have the engineer review the stem walls sitting on the concrete pad versus a footer.

J Steere confirmed that that the work for pouring concrete is on a bid and there shouldn't be any change orders or unknowns.

Pinnacle explained there will be pvc sleeves through the stem walls for plumbing and electrical to run through. J Steere directed M Hart to inquire about code regarding sleeves for electrical and plumbing and if they must be a certain distance apart.

The board discussed having a drain in the bottom of the tub for draining the tub instead of using a sump pump to move water out. M Hart was directed to find a drain solution to the tub.

J Steere questioned Pinnacle on how removing dirt exceeded budget significantly. He also questioned how many yards of dirt was removed. Doug quoted 20 yards of material (dirt) was removed. J Steere calculated 7 loader buckets of material. Doug expressed it was a time and materials job, and that all billings have only been for actual resources used.

W Muro asked for labor and hours for the excavation work – Doug will prepare and share.

W Muro requested running electric to the exterior of the building so future improvements can be made easier.

J Steere made the following –

Motion: Authorize Crested Butte Lodging & Property Management, Inc to remit payment to Pinnacle from Three Seasons Condominiums as detailed in Draw Request #4
2nd: W Muro
Discussion: None
Vote: Unanimous approval

M Pugh questioned why the original bid was not to dig the hole six feet deep. M Hart shared that it was hard to say what was going to be found under the hot tub, making the job difficult to bid.

The Board wants an updated budget and overages breakdown.

W Bearth suggested hiring a geo-tech engineer to test the psi of concrete and test the dirt compaction. The Board directed CBL to investigate this option and associated costs. M Hart was directed to inquire with Pinnacle about where they are sourcing the concrete.

W Muro inquired how far over budget the project is currently, and M Hart informed him it's looking like the project will conclude \$26,000 over budget, including contingency.

Reading and Approval of Past Minutes

September 13, 2023-Postponed

Reports

Manager's Report

Pending

Financial Report

Pending

New Business

On-Going Assessments and Attorney Recommendation

W Bearth summarized that the Board was looking at upcoming large expenses down the road and possibility of budgeting large projects longer term. The thought was levying a special assessment sooner than later over the next 5 or seven years to hold in the capital account to cover the expense of an unexpected and large project. This money would only be used for projects that would make the building uninhabitable. J Stere shared he pictured this assessment only being charged in years where there is not another special assessment for

capital improvements levied. J Schoen asked about seller's recouping these funds, and W Bearth shared you could ask a real estate agent to include in the price. She added that one of the associations on the mountain has all new owners pay a flat fee into the capital account and a seller can get those funds back. The Board discussed bringing this up at the annual homeowners meeting for feedback.

CBL was directed to get an estimate on replacing the roof from Axtell Mountain Construction, including knocking down the chimneys.

Establish Dates for Next Meetings

The next meeting date was not determined.

Adjournment

J Steere adjourned the meeting at 7:02pm MT.