

# Meeting Minutes

**Three Seasons Board of Directors Meeting  
Three Seasons Condominiums, Mt. Crested Butte, Colorado  
Wednesday, June 16, 2021~ 5 p.m. MT ~ Conference Call**

## **Call to Order**

Jeff Steere called the meeting to order at 5:03pm.

## **Roll Call/Establish Quorum**

In attendance-

Jeff Steere  
Wanda Bearth  
Pat Muro  
Joe Schoen

A quorum was established with 4 Board members in attendance.

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

## **Reading and Approval of Past Minutes**

### April 28, 2021

J Steere made the following-

Motion: Waive the formal reading of the April 28, 2021 meeting minutes and approve as drafted by CBL  
2<sup>nd</sup>: P Muro  
Vote: Unanimous approval

### Electronic Vote Log

J Steere made the following-

Motion: Waive the formal reading of the prior year's electronic vote log and approve as drafted by CBL  
2<sup>nd</sup>: J Schoen  
Vote: Unanimous approval

## **Reports**

### Financial Report – A/R

W Bearth reported that no owners are in arrears, and a few owners have paid in advance.

## **Old Business**

### Deck Color Choice

W Bearth presented three color choices for the deck. The Board agreed to use the light tan color with a wood grain look to it. The Board discussed expanding the size of the deck and pros and cons. The Board requested snow fencing be included in a bid for expanding the size of the deck.

### Hot Tub Update

W Bearth reported that CBL found water under the tile surrounding the hot tub and discovered a cracked pipe. CBL has replaced the section of pipe and will be testing the integrity this week.

### **New Business**

#### Declaration Amendments

##### Timeshares

W Bearth reminded the Board of the ownership amendment and inquired if the Board was interested in amending the declaration to disallow timeshares in the complex.

P Muro made the following-

- Motion: Amend the previously drafted declaration amendment to disallow timeshares and remove the clause that disallowed fractional ownership.
- 2<sup>nd</sup>: J Schoen
- Vote: Unanimous approval

##### Interest rate on Delinquent Dues

W Bearth pointed out that the Declaration calls for a 6% interest rate on delinquent dues and the collection policy states 18%

J Schoen made the following-

- Motion: Amend 11.7 of the Declaration to align with the collection policy
- 2<sup>nd</sup>: P Muro
- Vote: Unanimous approval

##### Bylaws Amendment: Article V, Section 1, Annual Meeting Date

J Schoen made the following-

- Motion: Amend article V, section 1 of the bylaws to state the annual meeting of the membership shall be held 5 weeks or less prior to the end of the fiscal year
- 2<sup>nd</sup>: J Steere
- Vote: Unanimous approval

##### Dog Rule Amendment

P Muro made the following –

- Motion: Add a clause to the Three Seasons' rules and regulations requiring owners to register their dogs that will be on Three Seasons property with the association's property manager
- 2<sup>nd</sup>: J Steere
- Vote: Unanimous approval

##### Energy Audit

W Bearth touched on the recent energy audit. The Board discussed some ideas the association could implement, including door replacement and a hot tub cover for day time conservation.

**Unscheduled Business**

There was not any unscheduled business.

**Establish Date for Next Meeting**

The Board will establish the date of the next meeting over email at a later date.

**Adjourn**

J Schoen made the following –

Motion: Adjourn the meeting

2<sup>nd</sup>: J Steere

Vote: Unanimous approval

The meeting was adjourned at 6:08pm.