

Meeting Minutes

Three Seasons Board of Directors Meeting Three Seasons Condominiums, Mt. Crested Butte, Colorado Wednesday, August 4, 2021 at 5pm MT ~ Conference Call

Call to Order

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

Roll Call/Establish Quorum

In attendance-

Walt Mauro

Joe Schoen

Jeff Steere

Pat Muro

Wanda Bearth

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

June 16, 2021

J Schoen made the following –

Motion: Waive the formal reading of the June 16, 2021 meeting minutes
and approve as drafted by CBL

2nd: J Steere

Vote: Unanimous approval

Manager's Report

Projects in Progress: Deck Replacement, Soffit Painting, Doors, Patio Doors, Carpet
W Bearth reported the south deck is about half completed so far. The deck requires a step between the pavement and deck, but it has already been installed by the contractor. The soffit paint project has begun and W Bearth reported the crew is averaging around 6-8 hours per soffit. W Bearth will coordinate with the crew and notify units of when their deck soffits will be painted. W Bearth informed the Board that CBL received confirmation that the replacement exterior doors will be shipped by the end of the week. She reported the exterior closet doors have been ordered but have been delayed by the manufacturer. She reported that the carpet on the 2nd and 3rd floor carpeting will be installed the 2nd or 3rd week of October. P Muro requested photos of the progress. CBL will post photos to the association's website.

Hot Tub

W Bearth reported the hot tub repairs appear to be holding up. CBL does not have to add water daily any more, and the water added could be due to evaporation.

Dog Rule Compliance

S Bearth reported only 4 dogs have been registered along with 1 cat so far.

Insulation Suggestion

W Bearth reminded the Board that following the GCEA energy audit there was concern that the insulation wasn't sufficient. An insulation specialist walked through the building and can install insulation through the attic access doors above all the third floor units. CBL should have an estimate from the specialist in the next few days and will share it with the Board. P Muro requested the electric wattage usage information to see if there has been an increase in usage.

Financial Report

W Bearth asked for any questions on the previously provided financial report.

Old Business

Declaration Amendment Consideration

W Bearth recapped the proposed amendment including prohibiting deed restrictions. The Board expressed concern about deed restrictions bringing down the value of the units and complex. The Board directed CBL to ask legal counsel if there are any provisions at the state or municipality level that would prevent Three Seasons from amending their Declaration to prohibit deed restrictions, including a minimum requirement. The second amendment prohibits timeshares in the association. The Board directed CBL to inquire with legal counsel to see if timeshares are illegal in Colorado communities such as ours. The third amendment clarifies how special assessments are billed. The amendment would align with CCIOA procedures for special assessments being levied. The amendment would also align with the association's adopted collection policy. The Board discussed presenting the amendments separately for simplicity.

P Muro made the following –

- Motion: Present three separate amendments to the Declaration to the ownership starting with the deed restriction amendment
- 2nd: J Schoen
- Discussion: The Board discussed the importance of all of the amendments and thought they would be better understood if presented separately.
- Vote: Unanimous approval

Special Owner Meeting Date Determination

J Steere made the following-

- Motion: Vote on the Deed restriction amendment via email and present the deed restriction to owners in a special meeting, separate from other amendments, and to determine the date via email
- 2nd: W Mauro
- Vote: Unanimous approval

New Business

Sauna Gas Lines, Potential Removal

W Bearth inquired about removing or capping the gas line on the exterior of the building that used to service the sauna.

P Muro made the following-

Motion: Remove the old gas plumbing

2nd: W Mauro

Discussion: The Board discussed installing an electric sauna in the future, if they decide to repair the old sauna

Vote: Unanimous approval

Housing STR Update

S Bearth updated the Board that Ordinance No. 7 was approved in the council meeting last night requiring owners to declare their personal property with the county assessor.

Deed Restrictions at 3 Seasons

W Bearth clarified that there are at least 3 deed restricted units in the building.

Other Housing Solutions

The Board briefly discussed the possibility of building more units in Three Seasons in the south mall, but decided to move forward with the other declaration amendment projects first.

Unscheduled Business

None.

Establish Date for Next Meeting

The Board will establish their next meeting date via email.

Adjourn

J Schoen made the following-

Motion: Adjourn the meeting

2nd: J Steere

Vote: Unanimous approval

The meeting was adjourned at 6:36pm.