

**Three Seasons Condominium Owner's Association
Annual Board of Director Meeting Minutes
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Monday, June 6, 2016**

Call to Order

J Steere called the meeting to order at 11:55 a.m.

Roll Call/Establish Quorum

In attendance-

Jeff Steere

Trent Sanderson

Tony Sansing

Walt Mauro

Wanda Bearth

Josh Quentzel

Frank Konsella

A quorum was established with all 7 Board members in attendance.

Also in attendance-

Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management (CBL)

Election of Officers

W Bearth made the following-

Motion: Continue with the previous year's slate of Officers

2nd: F Konsella

Vote: Unanimous Approval

2016-17 Board of Directors and Term Expiration

Jeff Steere, President 2017

Trent Sanderson, Vice President 2019

Tony Sansing, Secretary 2018

Walt Mauro, Treasurer 2017

Josh Quentzel, Director 2019

Wanda Bearth, Director 2019

Frank Konsella, Director 2018

Reading and Approval of Past Meeting Minutes

T Sansing made the following-

Motion: Waive formal reading of the June 8, 2015 and April 15, 2016 meeting minutes and approve as submitted by CBL

2nd: T Sanderson

Vote: Unanimous Approval

Reports

Accounts Receivable Report-W Bearth reviewed the report with the Board. Currently, there are no concerning arrearages.

Insurance Claim Update-G Benton has been in communication with and has forwarded invoices to the insurance adjuster representing Travelers, and units C2-6.

Manager's report-There were no updates to the report given at the earlier HOA meeting.

Old Business

Declaration Amendment

J Steere made the following-

Motion: Ask HOA attorney to write language into the proposed amended Declaration clarifying financial responsibility for the flues and fireplaces
2nd: F Konsella
Vote: Unanimous Approval

J Steere made the following-

Motion: Move forward with the surveyor for the purpose of amending the condo map in order to label the conference space, thus creating transferable title
2nd: T Sansing
Vote: Unanimous Approval

At this time, there is no plan to sell the conference space. The Board is only taking advantage of the current Declaration amendment process. Potential uses for the conference room could include bike and ski storage.

New Business

2016-17 Proposed Operating & Capital Repair Budget

J Steere made the following-

Motion: Accept the proposal for the roof stucco transition remedy from KCB Solutions in the amount of \$2,975, for sealing and covering with flat metal
2nd: T Sansing
Vote: Unanimous Approval

J Steere made the following-

Motion: Charge individual owners for the electrical inspection and cleaning of the fresh air ducts servicing each unit
2nd: W Mauro
Vote: Unanimous Approval

J Steere made the following-

Motion: Move forward with the following projects and capital repairs, at these estimated costs and fund each out of the regular operating budget

- 1) Replace the ladies room sinks, counter and faucets: \$1,500
- 2) Stain 2nd/3rd floor deck posts: \$1,740
- 3) Replace the north door, must include keypad entry: \$4,000
- 4) Sealcoat of parking lot, 2nd ½ due: \$6,200
- 5) Replace 2nd/3rd floor north hall carpet; \$8,351
- 6) Attorney fee for Declaration work, 2nd ½ due: \$4,000

7) Proceed with amending the condo map for the purpose of titling the conference room: \$1,500

2nd: T Sansing
Vote: Unanimous Approval

W Bearth advised that the budget presented includes a 3% pay increase request for CBL.

J Steere made the following-

Motion: Approve the operating budget, following the adjustment to the revenue line for air duct work (rebilling to owners for work completed in May) and adjust the miscellaneous expense to create \$0 net operating revenue

2nd: T Sanderson
Vote: Unanimous Approval

Establish Date for Next Meeting

The next annual Board meeting will be held immediately following the owner's meeting on June 5, 2017.

Adjournment

J Steere adjourned the meeting at 4:30 p.m.