

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
February 6th, 2024 ~ 3:00pm MT

Call to Order

M. Blagden called the meeting to order at 3:06pm MDT.

Roll Call/Establish Quorum

In attendance-

Noah Goetz
Anthony Perez
Jackie Desposato
Mike Blagden

A quorum was reached with 4 of 5 board members in attendance.
Also in attendance, Sierra Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL).

Reading and Approval of Past Minutes

-October 17, 2023

A. Perez made the following-

Motion:	Waive the reading of the October 17, 2023 minutes and approve as presented.
2 nd :	M. Blagden
Discussion:	None.
Vote:	The motion passed unanimously.

Reports

-Manager's Report

S. Bearth made the board aware of Rodney and his ongoing health issues. Due to his condition, he will not be able to perform much for the HOA outside of his new assigned duties. Joe is working with Rodney to learn all the ins and outs of the buildings and any special issues CBL may need to stay aware of. S. Bearth also notified the board of the new accountant, and her addition to the company. The rules and regulations have been updated and posted to the website. Pinnacle is working great, while CBL's tool cat has been experiencing continuous issues. The roof crew is aiming to finish the roof clearing later this week or next. The access

road behind lower has been utilized to use a skid-steer with a blower to clear the egress behind the buildings. The board was also notified of the corporate transparency act, and the government wants property managers to submit information about the board members annually including identification (driver's license, passport) and birthdate. Unit #5 has a broken pane of glass on the outside of the egress window on the backside. Matt will be working on replacing that window with a sliding window as opposed to the crank windows for ease of egress and maintenance. M. Blagden mentioned that it would be good to upgrade any replacements the HOA pays for with a better-quality option.

-Financial Report

The account balances are now back to where they were before the water line break emergency last year. The A/R is a little high, but 2 owners are working to pay off the assessment at larger amounts than the minimum required. Regular dues look good apart from one unit. This is likely based on a communication error and will be addressed through communication with CBL. Profit and Loss for December is \$8k under budget, but the association is expecting a roof shoveling invoice that will take a bite out of that surplus. Overall, the HOA is over budget by \$800 due to hot tub maintenance and the replacement of unit #9's window. Gravel is also slightly over budget.

Old Business

-Short Term Fee Implementation Language

S. Bearth proposed some language to the HOA attorney for review. The board didn't express any issues with verbiage and agreed to review the amount annually while reviewing the budget for the fiscal year. The board would like to bill retroactively and agreed to wait to adopt the language until E. Clements has had a chance to review and approve.

-Sump Pump Research

M. Hart shared his research and plan on installing a sump pump at the unit 25 garage. The Board agreed to this expense and directed him to proceed with this one pump as a test.

New Business

-EN36 Damage and Repair Report

Pinnacle has agreed to repair the stone façade damaged by the plow. They're currently trying to source the stone used to initially install the façade and may need to wait until springtime to make the necessary repairs.

-Capital Plan Progress Tracking

Roof Vents

10 more roof vents will be completed this spring as a part of the phased project. The roof vents have been working to mitigate the leak on the master bedroom ceiling beam. The discussion

moved to the chimney chase leak issue plaguing many of the lower units. M. Hart agreed to get a cost to fix all 40 chimney chases and the cost to fix one chimney at a time.

Refinish Garage Doors

CBL presented the board with a bid for repainting the garage doors from ADN Mountain Services LLC. The board agreed that the bid is a great value and agreed to accept the bid on a test garage door basis.

Small Timber Retaining Walls

Matt and JCI will be reviewing the timber retaining walls in late spring when everything is accessible. The board felt that because the HOA is facing more issues with water, they would like SCJ to come back out and remeasure the walls to see how much they've shifted.

Unscheduled Business

Anthony Perez asked if we could adjust the Pinnacle contract to compensate for the upper driveway difficulty. He proposed moving upper to a 4-inch rule and lower to a 6-inch rule to help keep upper more accessible. S. Bearth shared the driveway was already on a 4" rule, but she'd reach out to see what other solutions can be made and ensure this 4" rule is being honored.

J. Desposato inquired about the heated roof and whether it would be something that could help the roof leaks or not. S. Bearth agreed to discuss with Rodney where and how the heated roof is controlled and report back to the board. She also agreed to discuss with Wanda in the event she knows something further about it. CBL agreed to call UPS and complain about the packages being left outside the hot tub room in freezing temps and getting splashed on rather than inside the building where it's temperature controlled.

Establish Next Meeting Date

The next meeting is scheduled for Tuesday, May 7th at 3:00pm MT

Adjournment

The meeting was adjourned at 4:59pm MDT.