

**Snowcrest Condominium Association  
Annual Board of Directors Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 3, 2018**

**Call to Order**

R Kobernik called the meeting to order at 10:30 a.m.

**Roll Call/Establish Quorum**

In attendance-

Ron Kobernik  
Jerry Howalt  
Randy Leeds  
Richard Wincott  
Michael Bole

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

Also in attendance-Wanda Bearth, Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management staff (CBL).

**Election of Board Officers**

R Wincott made the following-

Motion: Continue with the previous slate of officers  
2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval

**2018-19 Officers (Term Expiration)**

Ron Kobernik, President (2021)  
Jerry Howalt, Vice President (2019)  
Randy Leeds, Treasurer (2020)  
Richard Wincott, Secretary (2019)  
Michael Bole, Director (2019)

**Reading/Approval of Past Meeting Minutes**

R Wincott made the following-

Motion: Waive formal reading and approve the minutes from the August  
4<sup>th</sup>, 2017, meeting as submitted by CBL  
2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval

**Reports**

Manager's Report – W Bearth will obtain alternative property and liability quotes for the Board's review and consideration.

Financial Report-W Bearth stated that payment had just been received from the one unit that is 90 days in arrears.

### **Old Business**

Hot Tub Hours-At the earlier HOA meeting, it was determined that the hot tub closing time would remain at 9 p.m.

### **New Business**

10 Year Plan-R Leeds will work on updating the 10 year capital repair plan to potentially include items that were suggested at the prior HOA meeting: grip strut step replacement, aspen tree replacement, deck and railing repair/replacement, common hall lights and paint and washer/dryer replacement.

Washer/Dryers-G Benton will research replacement options.

Other-The Board also directed CBL to discuss with Sealco the affect that rainy weather may have on the fresh sealcoating. Other assignments: inspect each of the decks and porches for necessary repairs, replace the stickers on certain signs, investigate the potential sewer issue from units 34-37, obtain alternative bids for replacement of the walkway in front of 26-31, cease staining boards when performing repairs on the walkways and repair the loose bridge boards with TimberLOK fasteners.

Third Party Audit-W Bearth suggested performing the 3<sup>rd</sup> party financial audit every other or every 3<sup>rd</sup> year. The HOA attorney reviewed the operating documents and agrees that there is not a requirement within for annual audits.

M Bole made the following-

- Motion: Forgo the financial audit for the 2017-2018 fiscal year and include the question every year on the Board meeting agenda
- 2<sup>nd</sup>: J Howalt
- Vote: Unanimous approval

### **Establish Date of Next Meeting**

The next annual Board meeting will be held on August 2, 2019.

### **Adjournment**

R Kobernik adjourned the meeting at 12:00 p.m.