

Meeting Minutes
Snowcrest Condominium Association
Annual Homeowners Meeting
Conference Call
Friday, July 31st, 2020 9:00 a.m. MDT

Call to Order

Ron Kobernik called the meeting to order at 9:02am.

Proof of Notice

Proof of notice was mailed and emailed to owners July 6, 2020.

Roll Call/Establish Quorum

In attendance-

| Owner | In Attendance | Proxy |
|--------------------------------------|----------------------|-----------------------|
| 02 - Glen & Deborah Gentile | Y | |
| 03 - San Juan Storage LLC | Y | |
| 04 - Fauser, Bruce & Kinga | Y | |
| 05 - Bender, Dr. Joseph | | Ron Kobernik |
| 06 - Roth, Robert & Teresa | Y | |
| 07 - Rossi, Nicholas Smith | | Michelle Parks |
| 09 - New ell, Tyler | | Michael Bole |
| 10 - Snyder, Robalyn | | David Hartman |
| 11 - Snow crest Condo LLC | Y | |
| 12 - Albright, Dana & Scott | Y | |
| 13 - Murphy, James & Linda | Y | |
| 14 - Bush, Andrew & Marion Trapolino | Y | |
| 15 - Meier, Craig & Harris, Judith | Y | |
| 16 - Andrew & Valerie Tow er | Y | |
| 17 - Dobson, Stephen | | Michael Bole |
| 18 - Crichton, Jon & Stacy | Y | |
| 19 - McCullough, Ted and Sarah | | Michael Bole |
| 20 - Bole, Michael J | Y | |
| 21 - How alt, Jerry A. & Lillian C. | Y | |
| 22 - Mason, Donald B. & Donald G. | | Michael Bole |
| 23 - Bovay, Jamie & Sabrina | Y | |
| 24 - Moench, David | | Craig Meier |
| 25 - Conrad, Paul A | | Ron Kobernik |
| 26 - Hunter, Kirsten J. | Y | |
| 27 - Burks, Bryan and Jennifer | Y | |
| 29 - Bradford Nyquist | Y | |
| 30 - Leeds, Ranson & Stacy | Y | |
| 31 - Wiseman, Thomas H. & Karen | Y | |
| 32 - Jeff & Janet Perry | Y | |

| | | |
|-----------------------------------|----------|---------------------|
| 33 - Phukan, Niloy | | Michael Bole |
| 34 - Rudzinski, Shelia & Brandt | | Michael Bole |
| 35 - Kobernik, Ron & Cathy | Y | |
| 36 - Wincott, D Richard & Allison | | Ron Kobernik |
| 37 - Butler, Robert & Gail | | Ron Kobernik |

A quorum was established with 91.80% of the ownership in attendance or represented by proxy.

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

Reading/Approval of Past Meeting Minutes

August 2, 2019

J Howalt made the following-

- Motion: Waive the formal reading of the August 2, 2019 meeting minutes and approve as drafted by CBL
- 2nd: R Leeds
- Discussion: Upon questioning, R Kobernik disclosed the Board decided they did not want to charge a fee to owners who short term rent their units
- Vote: Unanimous approval

Reports

President's Report

R Kobernik updated the membership on the two large capital projects completed last year including the walkway replacement and sewer line replacement. R Kobernik informed the ownership of the impacts COVID has had on the association and the association's budget. R Kobernik discussed the special assessments and association's dues and reported the dues of complexes around the associations. Snowcrest dues will increase by \$50 to \$700, May 1st, 2020.

Manager's Report

G Benton reviewed the following manager's report –

1. *COVID-19: The Public Information Officer has reported that our county is at risk of being moved to the more restrictive 'yellow' zone, as 2 indicators have already been met (3 or more testing positive per day for any 3 days in a 7 day period and the 14 day average is more than 5% positive). Please help keep us in the 'blue' zone by continuing to practice physical distancing, wearing your mask in public and washing your hands frequently. Moving into the yellow zone will put further restrictions on restaurants, retail, gathering sizes and limit occupancy in lodges to 50%.*
2. *Internet: CBL has been the 'feet on the ground' for the internet company. We've responded numerous times at the request of Xtreme and BluePrint's request to reboot and test the equipment, particularly since the Pandemic has many of us working from home, which is likely burdening the system.*
3. *Crawl Spaces: We continue to monitor the crawl spaces; please let us know if you have any questions or comments. So far this year (and last) we have not needed to replace any fans. We have the fans running a little more than normal since we are having a wet summer.*
4. *Fireplace/Chimney/Roof Inspections and Fire Extinguishers: We had the fireplace/chimneys cleaned & inspected in the spring of 2020 and the fire extinguishers recertified in the fall of 2020. This year we are inspecting the fireplaces in late August of 2020. We are working with the fireplace contractor to start inspecting the fireplaces every spring, starting in 2021.*

- Please remember CBL will need access to all Snowcrest units for these inspections and cleanings. CBL is working with a contractor and High Mountain Hearth to coordinate the repair of unit 12 and 13's flues which also have damage to the framing that the chimney sits in. The roof was inspected and resealed recently.*
- 5. Sewer: We had a major sewage back up under units 32 through 37 in the summer of 2019 that required realignment and replacement of the sewer line, which was an unanticipated and unbudgeted expense, unfortunately. We will continue to monitor sewer and water lines for leaks or backups. If you are having issues with your drain lines please let us know.*
 - 6. Landscaping: We have pulled, sprayed, and mowed weeds throughout the complex to comply with the town's ordinance. We've reseeded the area at the entrance and that seems to be doing well. We planted a half dozen new perennials in the main garden, which were donated by a neighbor.*
 - 7. Hot Tub: The hot tub had some small issues that were taken care of by CBL and/or CB Hot Tub. We did have 2 instances of poaching the hot tub during afterhours. We are adding more lighting so the security camera will pick up more detail. If you have any issues with the hot tub or see people poaching the hot tub after the hot tub is closed please call our front desk at 970 349 2449. Please inform your family, friends and tenants that we will be prosecuting anyone poaching the hot tub during afterhours. Please observe the rules posted at the tub regarding usage during the Pandemic.*
 - 8. Garage Heaters: We've replaced several of the garage heaters, as they have been failing and causing freeze issues in the water lines.*
 - 9. Trash: Waste Management will not take discarded electronics. Gunnison's recycle center is open the first Monday of every month. The recycle center charges by the pound and CBL charges mileage, so it's a savings for homeowners to mark their calendar and bring down their TVs, printers and other electronics on the first Monday.*
 - 10. Dogs: CBL still receives a number of phone calls from owners and board members about dogs off leash and owners of those dogs not picking up after the dogs. We had a dog that was off leash bite an owner last summer. To avoid rule changes that might not allow any dogs in the future and/or higher insurance costs please inform your unit manager of the rules found on the Snowcrest website: Snowcrestowners.org Remember that only owners are allowed dogs. Short term and long term tenants and friends of the owners are not allowed to have dogs on the Snowcrest property. KEEP YOUR DOG ON A LEASH AND PICK UP AFTER YOUR DOG!*
 - 11. This Year's Capital Projects: Because of the virus and uncertainty of the economy we are doing minimal capital work this year. If you see something that you think needs attention please let me know: grant@crestedbuttelodging.com*

JD Crichton asked about preventive maintenance for the sewer. G Benton reported that the line is jetted every year.

Financial Reports

Fiscal Year Ending April 2020

W Bearth reported the association ended the year with \$97,202 in available cash.

Current Fiscal Year

The ownership discussed their dues and budget. The Board asked owner's preference on reserve dues and assessments. CBL will get a bid for a reserve study to share with the association.

Excess Income Resolution

Pending

New Business

Approved Budget

R Leeds presented the approved budget which includes a special assessment, due 10/1/20.

10 Year Capital Plan

R Leeds presented the 10 year plan.

Unscheduled Business

J Harris asked about having multiple door standards. JD Critchon requested that the Board collect three competitive bids for capital projects and property management.

Election of Board of Directors

3 Terms Expiring

Randy Leeds, 3 year term expires 2020

D Albright made the following-

Nomination: Sabrina Bovay
2nd: M Trapolino

R Kobernik made the following-

Nomination: Randy Leeds
2nd: J Howalt

Discussion: S Bovay informed the ownership of her experience and related education working for and with a nonprofit. R Leeds informed the ownership of his experience and credentials being an architect and owner since 1998.

Vote: By secret ballot, Sabrina Bovay was elected to serve on the Board of Directors

Michael Bole, 1 year term expires annually

J Crichton made the following-

Nomination: Michael Bole
2nd: M Trapolino

M Bole was elected to the Board of Directors by acclamation.

Bryan Burks, 1 year term expires annually

M Bole made the following-

Nomination: Bryan Burks
2nd: J Crichton

B Burks was elected to the Board of Directors by acclamation.

Next Meeting Date

The next meeting will be held on Friday July 30th, 2021 at 9am MDT.

Adjournment

J Crichton made the following-

Motion: Adjourn the meeting
2nd: J Harris
Vote: Unanimous approval

The meeting was adjourned at 11:30am MDT.