

Meeting Minutes
Snowcrest Condominium Association
Annual Homeowners Meeting
Conference Call
Thursday, August 10th, 2024 at 9am MT

Call to Order

R Leeds called the meeting to order at 9:05am MT.

Proof of Notice

Notice was mailed and emailed to all owners on July 30, 2024.

Roll Call/Establish Quorum

In attendance –

Owner	% Ownership	In Attendance	Proxy
01 - Baugh, Laura & Tony	2.70%	No	
02 - Jenkins, Clay	2.70%	No	
03 - San Juan Storage LLC	2.70%	No	
04 - John Lauer & Chris Kraft	2.70%	Yes	
05 - Bender, Dr. Joseph	2.70%	No	
06 - Roth, Robert & Teresa	2.70%	Yes	
07 - Rossi, Nicholas Smith	2.70%	No	
08 - Robinson, Kaleigh	2.70%	Yes	
09 - John Waterman	2.70%	No	
10 - Snyder, Robalyn	2.70%	No	
11 - Snow crest Condo LLC	2.70%	Yes	
12 - William & Susan Brooks	2.70%	Yes	
13 - Murphy, James & Linda	2.70%	No	
14 - Bush, Andrew & Marion Trapolino	2.70%	Yes	
15 - Meier, Craig & Harris, Judith	2.70%	Yes	
16 - Andrew & Valerie Tow er	2.70%	Yes	
17 - Dobson, Stephen	2.70%		Jerry Howalt
18 - Graham & Kristin Godfrey	2.70%	Yes	
19 - Jake & Carla Brow n	2.70%	No	
20 - Lucia & Christopher Rooney	2.70%	Yes	
21 - How alt, Jerry A. & Lillian C.	2.70%	Yes	
22 - Mason, Donald B. & Donald G.	2.70%	No	
23 - Bovay, Jamie & Sabrina	2.70%	Yes	
24 - Stephen Clark	2.70%	No	
25 - Conrad, Paul A	2.70%	No	
26 - Hunter, Kirsten J.	2.70%	Yes	

27 - Burks, Bryan and Jennifer	2.70%	No	
28 - Caldwell, John	2.70%	Yes	
29 - Bradford Nyquist	2.70%	No	
30 - Leeds, Ranson & Stacy	2.70%	Yes	
31 - Wiseman, Thomas H. & Karen	2.70%	Yes	
32 - Jeff & Janet Perry	2.70%	Yes	
33 - Phukan, Niloy	2.70%	No	
34 - Melody & John Link	2.70%	No	
35 - Kobernik, Ron & Cathy	2.70%	Yes	
36 - Wincott, D Richard & Allison	2.70%	No	
37 - Camelot WYO, LLC.	2.70%	Yes	

Also in attendance, Sierra Bearth and Michael Geheb, Crested Butte Lodging & Property Management staff (CBL).

Reading/Approval of Past Meeting Minutes

August 10, 2023

April 24, 2024

J Howalt made the following-

- Motion: Waive the formal reading of the August 10, 2023 and April 24, 2024 meeting minutes and approve as drafted by CBL
- 2nd: S Bovay
- Discussion: R Leeds inquired about approving the prior year's annual meeting minutes in the April budget meeting instead of waiting until the next annual meeting. The approval process will be moved to the budget meeting instead of the annual meeting.
- Vote: Unanimous approval

Reports

Manager's Report

S Bearth presented the following –

1. Walkway Repairs – The CBL crew completed various repairs on the worst sections of the walkways and stairs throughout the year. These efforts included walkway repairs outside unit 24, stringer repairs on the stair from parking lot by the hot tub, securing boards through sections 17-25 and 30 – 36, repairing north stairs, and tightening the railings throughout.
2. Sewer back up – CBL responded to a sewer back up in December for the main line servicing units 10-16. The sewer cleanout was quickly dug out for access and Al's Backhoe was hired to jet the line and clear the clog. Clean up and jetting was performed as quickly as possible after the first report. This tends to occur yearly, and we are looking into preventive jetting each fall.
3. New Grill – After significant rusting of the old grill, a new grill was purchased and installed on the hot tub deck. The CBL crew is regularly cleaning the grill for use and enjoyment by all the residents.

4. Stained New Walkway – We completed the yearly staining of the new section of walkway in front of units 26 – 30 to maintain the longevity of that replaced section.
5. Dryer Duct Cleaning – The crew has been regularly cleaning out all filters and dryer ducts of the common area laundry machines to ensure proper and efficient operation of the machines.
6. Pest mitigation – We treated the walkways for ants after an apparent infestation appeared this summer and ants started getting inside units. The contract with Ecolab has been maintained for rodent control, and we have not received any reports of rodents at the complex.
7. Electrical Panel Inspection – We’ve become aware of an electrical panel that was commonly manufactured in the 80’s and used at various properties in the valley that has been recalled and caused insurance carriers to demand replacement or drop properties. Following this, the crew walked around with Crested Butte Electrical to have a few panels spot checked. All inspected panels were compliant and not in need of replacement – good news for the association.
8. Landscaping – The crew attended to all noxious weeds and submitted a report to the Town of Mt. Crested Butte to ensure the property is in compliance. We have also been working to restore the grass behind unit 20 as winter is always tough on that section.
9. Roof – A full screw and glue is scheduled for preventive maintenance and ensure we do not see any chimney or other leaks.
10. HOA Reminders -
 - a. Remodeling – You might not need a building permit from the town for certain renovations but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited to) plumbing or wiring or parking a dumpster on site. Please email Sierra@CrestedButteLodging.com for information on getting HOA approval to remodel
 - b. Fireplace and Fire Extinguishers – All fireplaces were inspected this spring and reports emailed out in May. Any repairs to the firebox are owner responsibility and need to be addressed before burning can continue. Fire extinguisher inspections will occur in September. If able, please leave your extinguisher outside your front door the day of inspection for quick service.
 - c. Keys - new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Snowcrest governing documents require the property manager have access. CBL can make copies of keys free of charge.
 - d. Dogs – Only owners are allowed to have dogs on Snowcrest property. Please note, Mt. CB does have a leash law that requires pets to be on leash while outside. Please clean up after your pet.
 - e. STR – Please email Sierra@CrestedButteLodging.com for HOA Approved Parking Plan
 - f. Website – The association’s website is full of information! www.snowcrestcb.org
 - i. To join the owner directory, (found under Communication) email Sierra@CrestedButteLodging.com the contact info you’d like to be shared.
 - ii. Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, meeting minutes and other important items from the Snowcrest website. The password is: 40marcellina

T Roth reported the dryers are very hot on the delicate cycle. CBL will have the crew look at this.

Financial Reports

Fiscal Year Ending April 2024

S Bearth reported that the association ended the year \$37,926 over budget for the fiscal year. Half of this amount was due to snow removal being over budget, with trash, maintenance and legal making up the over half of the overage. This resulted in the operating account going into the negative, but the Board of Directors voted to transfer funds and shore this up.

Current Fiscal Year

S Bearth reported on the first two months of the fiscal year noting that the association is starting off better \$2,473 under budget. A variety of line items are running under budget.

Old/Unfinished Business

Bridge Progress Update

R Leeds shared that the contractor is making good progress on the bridge repair and has submitted only one change order of \$25,000.00 for drainage and other needs uncovered in the partial demolition of the bridge and removal of the stone façade. He is optimistic this will be the only hidden cost, which is well covered by the contingency. The work is expected to be completed by September 30th of this year or so.

Declaration Amendment RE: Restatement of Section 1501 Recorded

S Bearth reminded owners of the declaration amendment that was passed last year to remove mortgagee approval from future amendments. All steps have been completed and the amendment is on file with the county.

Unscheduled Business

L Rooney inquired about recycling at the complex. The HOA got rid of this several years ago when it was constantly getting contaminated. The Board of Directors will investigate adding this service back now that Waste Management introduced single stream recycling.

Election of Board of Directors

3 Terms Opening -Seats Currently Held By:

Randy Leeds, 3 Year Term

S Bovay nominated R Leeds

2nd: J Howalt

No further nominations

R Leeds is elected to the Board by acclamation

Craig Meier, 1 Year Term

J Howalt nominated C Meier

2nd: R Leeds

No further nominations

C Meier is elected to the Board by acclamation

Sabrina Bovay, 1 Year Term

S Bovay would not like to serve another term at this time

A Tower nominated J Lauer

2nd: S Bovay

No further nominations

J Lauer is elected to the Board by acclamation

Establish Next Meeting Date

The next budget meeting will be held on April 30th, 2025 at 9am MT

The next annual meeting will be held on August 9th, 2025 at 9am MT

Adjournment

R Leeds made the following –

Motion: Adjourn the meeting

2nd: J Howalt

Discussion: None

Vote: Unanimous approval

The meeting was adjourned at 9:52am MT.