

# MEETING MINTUES

Snowcrest Condominium Association

Annual Homeowners Meeting

Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado

Friday, August 2<sup>nd</sup>, 2019 9:00 a.m. MDT

## Call to Order

Ron Kobernik called the meeting to order at 9:05am MDT.

## Proof of Notice

Proof of notice was mailed and emailed to all owners on June 28<sup>th</sup>, 2019.

## Roll Call/Establish Quorum

In attendance-

Owner	% Ownership	In Attendance	Proxy	Call in
01 - Baugh, Laura & Tony	2.70%			Y
02 - Glen & Deborah Gentile	2.70%			Y
04 - Fauser, Bruce & Kinga	2.70%	Y		
05 - Bender, Dr. Joseph	2.70%		Ron Kobernik	
06 - Roth, Robert & Teresa	2.70%	Y		
07 - Rossi, Nicholas Smith	2.70%		Teresa Roth	
11 - Snowcrest Condo LLC	2.70%		Michael Bole	
12 - Albright, Dana & Scott	2.70%	Y		
14 - Bush, Andrew & Marion Trapolino	2.70%	Y		
15 - Meier, Craig & Harris, Judith	2.70%		Michael Bole	
16 - SLS Properties--Susan Wright	2.70%		Jerry Holwalt	
17 - Dobson, Stephen	2.70%		Michael Bole	
18 - Crichton, Jon & Stacy	2.70%	Y		
19 - McCullough, Ted and Sarah	2.70%		Ron Kobernik	
20 - Bole, Michael J	2.70%	Y		
21 - Howalt, Jerry A. & Lillian C.	2.70%	Y		
22 - Mason, Donald B. & Donald G.	2.70%		Michael Bole	
23 - Bovay, Jamie & Sabrina	2.70%	Y		
26 - Hunter, Kirsten J.	2.70%			Y
27 - Burks, Bryan and Jennifer	2.70%		Michael Bole	
30 - Leeds, Ranson & Stacy	2.70%	Y		
31 - Wiseman, Thomas H. & Karen	2.70%		Ron Kobernik	
32 - Jeff & Janet Perry	2.70%			Y
33 - Phukan, Niloy	2.70%			Y
34 - Rudzinski, Shelia & Brandt	2.70%	Y		
35 - Kobernik, Ron & Cathy	2.70%	Y		
37 - Butler, Robert & Gail	2.70%		Ron Kobernik	

A quorum was established with 72.90% in attendance, on the phone, or represented by proxy.

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

### **Reading/Approval of Past Meeting Minutes**

J Howalt made the following-

- |                   |  |
|-------------------|--|
| Motion:           | Waive the formal reading of the August 3, 2018 minutes and approve as submitted by CBL |
| 2 <sup>nd</sup> : | R Leeds  |
| Vote:             | Unanimous approval   |

### **Reports**

#### President's Report

R Kobernik recounted that 4 years ago the owners voted to keep the hot tub and the hot tub expenses are high due to getting the equipment dialed in properly as well as increased usage, and the association has hired a hot tub professional to help maintain the heavily used tub. He explained that this year was a good snow year, and in March CB got wet snow on top of dry packed snow, which creates avalanche conditions. CBL brought avalanche experts in and they recommend closing the walk way beneath for safety. The snow removal went over budget by \$22,000 this year. There are some drainage issues on the east lower side that the association is working towards correcting. An owner's dog bit another owner on property, R Kobernik used this opportunity to remind owners that only owners may maintain pets on property, short term and long-term guests may not maintain pets on Snowcrest property. The Board decided to raise dues to keep revenues inline with operating costs. If snow removal comes in under budget this year, the excess income will be allocated for snow removal in future years.

#### Manager's Report

G Benton reviewed the following-

1. *Walkway Boards and Stairs: Throughout the year CBL has been replacing walkway Boards as needed. We have been collecting bids for replacing walkway Boards for larger sections, and hope to have at least one section completed before winter arrives. The stairs to the west of the storage shed have been repaired and several individual treads reattached in other areas.*
2. *Crawl Spaces: We continue to monitor the crawl spaces; please let us know if you have any questions or comments. So far this year we have not needed to replace any fans.*
3. *Fireplace/Chimney Inspections and Fire Extinguishers: We had the fireplace/chimneys cleaned & inspected and the fire extinguishers recertified. Please remember CBL will need access to all Snowcrest units for these inspections and cleanings!*
4. *Sewer: Just about every year we have issues with the sewer line outside of the laundry... except this year! We continue to monitor sewer and water lines for leaks or backups.*
5. *Roof/Chimneys: Snow Team CB is making repairs to the crickets that were damaged by ice and snow last year-they're also working on the annual inspection and reseal. STCB is a sister company to CBL, with a year round crew trained in and insured for roof shoveling and repairs.*
6. *Weed Control: We have pulled, sprayed, and mowed weeds throughout the complex to comply with the town's ordinance.*
7. *Hot Tub: We seem to have found the recipe for the hot tub heat and chemical balancing. If you have any issues with the hot tub please call our front desk at 970 349 2449.*
8. *Hot Tub landscaping was completed. We are working with the Board to find other areas to xeriscape in order to lower labor costs.*
9. *Parking Lot: Sealco will perform a thorough crack repair and reseal the parking lot after this summer.*
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 month. 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](http://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: CBL will be scheduling/assisting contractors with this year's capital projects. Those projects are detailed in the meeting packet under new business.*

Frequently Asked Questions:

- *Why don't we recycle? Most of our other HOAs have stopped recycling because of Waste Management costs and labor costs when people do not recycle properly. We are hoping that one day the Town or County will offer recycling in our area.*
- *What's the deal with how parking permits are distributed? Two vehicles per unit. If you have a garage, you will only receive one permit, and one car must be parked in the garage.*
- *Why don't we have a bigger dumpster? As property managers we hope that owners & tenants will not place construction items in the HOA dumpster. We also hope that people collapse cardboard before placing boxes in the dumpster. We can always tip more too!*
- *Why does the hot tub close at 9pm at night and not later? CBL has contracts with other HOAs that also close their hot tubs at 9pm.*
- *Aren't we wasting water by using the sprinklers so much? If the Board likes we could get pricing on rain sensor controls. We're following the towns watering restrictions (water only on even days).*

Friendly Reminders:

- *New/Modified Rules: No drones are allowed to be flown on Snowcrest property, and we have updated the dog rule.*
- *There are no individual water shut-offs in each unit unless the homeowner installs one themselves. Please install one!*
- *Reminders to Owners who Short Terms - No Dogs! And please tell your guests to follow all parking rules!*

## **Financial Reports**

### **Fiscal Year Ending April 2019**

L Friedman reported to owners that last year the Board voted to forgo the audit to save the association money. He stated the association ended the 2019 fiscal year with \$125,000 in available cash, income of \$223,722, and expenses at \$267,671, equaling a net operating loss of \$43,950.

### **Current Fiscal Year**

L Friedman explained the association is a couple months into the current fiscal year and there is \$143,294 in available cash. So far, the association has collected \$37,379 in income, and spent \$31,608 in expenditures, equaling a \$5,771 profit. The association discussed the roof replacement fund and recounted that about 10 years ago when the roof was replaced the bill was around \$400,000.

### **Excess Income Resolution**

Homeowners agreed to R Kobernik's proposal that any excess income for the fiscal year ending in 2020 should be applied to the future year's expenses.

## **Old Business**

### **Bridge Update**

R Kobernik explained that the Board considered working with the town of Mt Crested Butte to update the bridge, but was unable to get solid pricing from the town. The town had drawings for cosmetic

upgrades, and the Board decided that it would be unfair to owners to cover additional maintenance costs that would possibly be created with those cosmetic upgrades.

#### Dog rule

R Kobernik again reminded owners of the dog rule. G Benton encouraged owners to report any loose dogs on site.

#### **New Business**

##### Approved Budget

The approved budget was provided in the meeting packet on page 19 and 20 for review.

##### 10 Year Capital Plan

The approved 10 year plan was provided in the meeting packet on page 21 through 23.

#### **Election of Board of Directors**

3 Terms Expiring-Seats Currently Held By:

##### Jerry Howalt, 3 year term expires 2019

Jerry Howalt would like to run again, by acclamation he was re-elected to the Board.

##### Richard Wincott, 1 year term expires annually

R Roth made the following-

Motion: Elect B Burks to serve on the Board

2<sup>nd</sup>: M Bole

T Roth made the following-

Motion: Nominate J Crichton to serve on the Board

2<sup>nd</sup>: D Albright

Vote: By secret ballot, B Burks was elected to the Board

##### Michael Bole, 1 year term expires annually

Michael Bole would like to run again, by acclamation he was re-elected to the Board.

#### **Unscheduled Business**

B Fauser made the following-

Motion: Encourage the Board to investigate the possibility of imposing a deposit or fee to the unit owners who are renting

2<sup>nd</sup>: M Bole

Discussion: Homeowners would like to be involved in the investigation and request a legal opinion

Vote: Unanimous approval

#### **Next Meeting Date**

The next meeting will be held on July 31<sup>st</sup>, 2020 at 9am MDT.

#### **Adjournment**

R Roth made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: J Howalt

Vote: Unanimous approval