

**Meeting Minutes**  
Snowcrest Condominium Association  
Board of Directors Budget Meeting  
Conference Call  
Friday, July 7th, 2023 ~ 3pm MT

**Call to Order**

R Leeds called the meeting to order at 3:03pm.

**Roll Call/Establish Quorum**

In attendance-

Randy Leeds  
Andrew Tower  
Craig Meier  
Jerry Howalt  
Sabrina Bovay

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

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

**Proof of Notice**

Notice was emailed on June 30<sup>th</sup>, 2023.

**Reading and Approval of Meeting Minutes**

April 14<sup>th</sup>, 2023

J Howalt made the following-

Motion: Waive the formal reading of the April 14, 2023 meeting minutes and approve as drafted by CBL  
2<sup>nd</sup>: R Leeds  
Discussion: None  
Vote: Unanimous approval

**Manager's Report**

S Bearth reported on regular maintenance around the property including the parking lot striping being completed, dumpster schedule updated to twice a week and being moved to summer location. All the irrigation has been installed, raking, mowing, and seeding the mud pit by unit 20 has all been completed and maintained. After a report, the crew will be treating for ants with pet safe treatment. The crew is almost done with some walkway repairs by units 20 – 24, and will continue to repair any safety hazards on the walkway.

**Financial Report**

May is the first month of fiscal year. The association is under budget, but this is largely due to timing of fireplace cleaning and inspections.

### **Old Business**

#### Bridge Updates & Letter to Owners

R Leeds shared it would be ideal to get a contractor committed by September to complete the project in the summer of 2024. He explained the first quote received was more comprehensive than the second, and the first quote was cheaper than the second. He further explained that the recommended repairs would last another 15 – 20 years. A Tower asked the reputability of the companies that bid the project. R Leeds explained these contractors are vetted by CDOT, and he is trying to set up a meeting with the contractors for further vetting. The Board discussed the value of the bridge versus the cost of repair or demolition. The Board discussed the letter to homeowners drafted by R Leeds and was in support of sending it to owners. R Leeds will send out another draft letter to be reviewed by the Board before sending to the owners.

#### Mortgage Removal Amendment

Board agreed to review separately and vote via email.

#### Unit Sale Transfer Fee - Drafted Amendment

Board will review and vote on via email.

#### Short Term Rental Fee Survey

S Bovay made the following-

Motion: Table the short term rental fee survey and revisit at a later date  
2<sup>nd</sup>: J Howalt  
Discussion: Management is directed to hold off on sending the survey to owners  
Vote: Unanimous approval

#### Chimney Issues

*Pending contractor proposal*

### **New Business**

#### HOA Agenda & Location

The Board did not have any changes to the proposed agenda and indicated they would like to have an in person meeting with call in option.

### **Unscheduled Business**

R Leeds made the following-

Motion: Direct CBL to paint the plywood on the bridge decking  
2<sup>nd</sup>: A Tower  
Discussion: C Meier asked about timing of major bridges repairs and R Leeds hopes next summer  
Vote: Unanimous approval

A Tower informed the Board that he was exploring the idea of purchasing the office space, ping pong area and laundry area to convert it to another residential unit. He asked for a soft inquiry from the Board if there might be any interest in the HOA selling that space. The Board gave him support in further exploring this idea to increase long term income for the association.

**Establish Date for Next Meeting**

The date of the next meeting will be determined via email.

**Adjournment**

A Tower made the following-

Motion: Adjourn the meeting

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

Discussion: None

Vote: Unanimous approval

The meeting was adjourned at 4:11pm MT.

DRAFT