

**Snowcrest Condominium Association  
Annual Homeowners Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, July 31, 2015 9:00 a.m. MDT**

**Call to Order**

HOA President, Ron Kobernik, called the meeting to order at 9 a.m.

**Proof of Notice**

Included in the meeting materials, dated June 29, 2015.

**Roll Call/Establish Quorum**

<b>In Attendance</b>	<b>Unit Number</b>	<b>Percentage of Ownership</b>
Tony Baugh	1	2.7
Bruce Fauser	4	2.7
Teresa Roth	6	2.7
"RB" Bathje	7	2.7
Dana Albright	12	2.7
Marion Trapolino	14	2.7
Judy Harris	15	2.7
Paul Fry	16	2.7
Steve Dobson	17	2.7
Sarah McCullough-by phone	19	2.7
Michael Bole	20	2.7
Jerry & Lillian Howalt	21	2.7
Don Mason-by phone	22	2.7
Kirsten Hunter-by phone	26	2.7
Randy & Stacy Leeds	30	2.7
Ron & Cathy Kobernik	35	2.7
Richard & Allison Wincott	36	2.7
Gail Butler	37	2.7
<b>Represented by Proxy-Named Proxy</b>	<b>Unit Number</b>	
Stryker-RB Bathje	3	2.7
Bender-R Kobernik	5	2.7
Barbee, et al-R Kobernik	11	2.7
Lockwood-M Boke	23	2.7
Conrad-S Dobson	25	2.7
vanBemmelen-RB Bathje	27	2.7
Wiseman-R Leeds	31	2.7
Longe-R Kobernik	32	2.7

A quorum was established with a majority of the membership (70.2%) in attendance or represented by proxy.

Also in attendance-Wanda Bearth and Grant Benton with Crested Butte Lodging & Property Management (CBL).

## Reading/Approval of Past Meeting Minutes

R Wincott made the following-

- Motion: Waive formal reading of the August 1, 2014 annual homeowners meeting minutes
- 2<sup>nd</sup>: R Leeds
- Vote: Unanimous approval

J Howalt made the following-

- Motion: Accept the meeting minutes into the record, as presented by CBL
- 2<sup>nd</sup>: R Wincott
- Vote: Unanimous approval

## Reports

### President's Report

R Kobernik thanked the CBL staff for keeping things running at the property and also thanked RB Bathje and M Bole for helping by keeping an eye on the property year round. He also reported to the owners that the preservative stain on the bridge seems to be working well so we'll be applying stain to the rest of the project's walkways. The process for applicants to get approval for installing signs on the bridge has been adjusted, no longer allowing commercial entities to display banners. The 'welcome' sign and banners advertising community projects and events will be allowed, and the approval process requires the Board's review and a monetary deposit. The Board made 2 changes to the rules recently: the flag and sign process will correspond with CCIOA (CO Common Interest Owners Act), as will the fine procedure for non-compliance with any of the HOA's rules. A slight modification to the construction rules was added, requiring notification to the Board prior to interior work-this was added to protect neighbors from accidental damage. CBL will email the updated rules to all owners.

R Kobernik also discussed the dog waste issue. Some due to owners and tenants, but also from Alpine resident's dogs. He'll be contacting the Alpine HOA President to discuss. He gave a brief comparison in dues, and given our \$95 contribution to capital reserves and projects each month, Snowcrest dues are in line or lower than comparable HOAs.

### Manager's Report

In addition to attending to Snowcrest's daily and seasonal needs, Crested Butte Lodging & Property Management has completed or is performing the following:

1. Walk Bridge: CBL stained the walk bridge boards.
2. Crawl space: We continue to monitor the crawl spaces please let us know if you have any questions or comments. We have 4 fans that will be replaced soon.
3. Staining: The contractor completed sanding and re-staining of the handrails and the wainscoting.
4. Fireplace/Chimney inspections: We had the fireplace/chimneys inspected – they will be inspected again this fall.
5. Laundry Area: CBL started with adding a real ceiling and light at the entrance of the common laundry area and stretch the carpet in the small conference room. Every time we finished a small project we would notice that it made another part of the area not so pretty... so after a couple of weeks in the common area laundry area we walked away with a nicer place to do laundry. The carpet at the entry will be replaced soon.
6. The Board has directed CBL to paint the brown handrails throughout the complex.

7. Smoke Detectors: We have reported to the HOA building insurance auditor that the units within SC have new current smoke and CO detectors and new batteries in each. Every fall CBL has been instructed to replace smoke/CO detector batteries in all detectors in all units and common spaces. CBL and the Board would much rather the owners replace their own detector batteries every fall and email: Grant@crestedbuttelodging.com so we can inform the building insurance company. If we do not get emails from owners that they have replaced their smoke and CO detector batteries by October 1 of every year CBL will need to access the owner's unit and do the work per the Board and HOA insurance.
8. Fire extinguishers: They have been inspected – they will be inspected and replaced as needed again this fall.
9. The Town of Mount Crested Butte has informed CBL and the SC Board that rocks are falling from the bridge support columns. CBL, SC, and the Town are working together to create the best repair or replacement of the rocks so in the future that area of the bridge will be as close to maintenance free as possible.
10. The Board has directed CBL to replace front doors for the following units: 22, 23, 24, 25, 36, 37 & 2 doors for the transformer/maintenance building. A contractor has been hired and installation has begun.
11. The Board has also directed CBL to start repairing and staining some of the complex's walkways.
12. The garden area at the entrance has been enhanced, we'll add perennials to the tiered gardens next year. We've pulled, sprayed and mowed weeds throughout the complex to comply with the town's ordinance.
13. CB Lodging and the Board plan on having a good time updating the Rules and Regulations over the next couple of months.  
Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other important items from the Snowcrest website:  
<http://www.snowcrestowners.org/>

#### Financial Reports

R Leeds, HOA Treasurer, reported that prior to the fiscal year ending April 30, 2015, the Board directed the accounting firm to perform a permanent fund balance move to correct the negative operating balance that had occurred. W Bearth further explained how fund accounting works. R Leeds reported that the HOA was in sound financial shape, having ended the year with nearly \$140,000 in available cash. W Bearth added that the year did not show a profit, however, and that was simply due to the timing of payment for the capital projects, which occurred after the fiscal year that they were billed in. The audit is underway and will be posted to the website when it is complete.

Annual Budget-The approved annual operating budget was included in the meeting packet.

#### Old Business

Hot Tub- R Kobernik asked the owners at the meeting for preference on replacing or eliminating the hot tub. W Bearth also urged owners to provide input, by email, several times prior to the meeting. R Kobernik said the future of the hot tub comes down to replacing in (within 2 years) with a self-contained unit, or to eliminate it and repurpose the deck, possibly with more seating. Replacement would carry a cost between \$20,000 and \$30,000, the fencing being a large variable. The cost to remove the old tub and get the decking ready for use could be \$5 or \$6,000. The group discussion included the cost related to abandoning that amenity, in terms of reduced rentals and reduced resale price. Options including

shutting down the tub for a few years, in order to raise the cash for replacement; and, approaching the Elevation Hotel about purchasing guest passes to use their hot tub.

R Kobernik made the following-

Motion: Keep the hot tub, and plan for its replacement within the next 2 or 3 years  
2<sup>nd</sup>: A Wincott  
Vote: The motion passed by a majority vote of homeowners (22-yes, 5-no)

Parking-The Board reminded that the rule regarding a maximum of 2 cars in the lot, with 1 in the lot for owners with garages is being enforced. While there are 37 units, there are not 74 parking spaces in the lot. Owners with garages already have one dedicated parking spot. The lot is extremely tight during high seasons. The Board and CBL will look into creating more spots, possibly to the north of the dumpster, eliminating the striped area. A question was raised regarding owners subletting the garage space.

P Fry made the following-

Motion: Prohibit garage owners from subletting to anyone other than another Snowcrest owner  
2<sup>nd</sup>: M Trapolino  
Vote: The motion passed with a majority vote from owners

At R Kobernik's request, CBL will contact the attorney to confirm the legality of this rule before implementation.

R Wincott made the following-

Motion: Change rules to state that garage owners must maintain proper liability insurance to cover the intended use of the garage  
2<sup>nd</sup>: S Leeds  
Vote: Unanimous approval

## **New Business**

### **Capital Repairs**

Bridge-The Board is working with the town, asking for them to cover a substantial portion of the rock replacement, because the town originally chose to apply rock without consent or input from the HOA.

Parking Lot-It's badly 'alligatored'. CBL will get estimates for repair.

Assessment-The \$450 assessment billed this month will be used for parking lot and bridge repairs. Any excess will be put toward the hot tub replacement project.

## **Election of Board of Directors**

S Leeds made the following-

Motion: Nominate R Kobernik for another 3 year term on the Board  
2<sup>nd</sup>: M Bole  
Vote: Unanimous approval

R Leeds made the following-

Motion: Nominate J Howalt for another 1 year term on the Board  
2<sup>nd</sup>: P Fry  
Vote: Unanimous approval

T Roth made the following-

Motion: Nominate R Wincott for another 1 year term on the Board

2<sup>nd</sup>: P Fry

Vote: Unanimous approval

The election was not held by secret ballot, as there was not a contest for any of the open seats.

The 2015-2016 Board of Directors and term expiration date:

Ron Kobernik, 2018

Jerry Howalt, 2016

Rick Wincott, 2016

William Buck, 2016

Randy Leeds, 2017

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

Per the HOA's bylaws, the next annual meeting will be held on August 5<sup>th</sup>, 2016, at 9 a.m.

### **Adjournment**

C Kobernik made the following-

Motion: To adjourn

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

Vote: Unanimous approval