

## **Snowcrest Condominium Association**

### **Record of Action by Electronic Vote**

#### **2023**

##### Cash Transfer from Capital to Operating

The Board approved the motion cast on March 23, 2023 to transfer \$70,000 from the capital into operating, to be recorded as a loan on the balance sheet. See PDF *"Cash Flow 2.28.23"* for further detail.

##### Responsible Governance Policies

The Board approved the motion cast on January 20<sup>th</sup>, 2023 to adopt the responsible governance policies as drafted by the association's attorney. See PDF *"2023 Snowcrest Responsible Governance Policies Changes Overview"* and *"2023 Adopted Responsible Governance Policies"* for further detail.

#### **2022**

##### Flue Replacement Unit 4

The Board approved the motion cast on September 1<sup>st</sup>, 2022 to allow the owner of unit 4 to replace their flue to accommodate their interior flooring work, using the association approved contractor (High Mountain Hearth) at their own expense. See PDF *"Re\_Snowcrest #4 Flue Request"* for further detail.

##### Garage Door Replacement

The Board approved the motion cast on July 20<sup>th</sup>, 2022 to accept the bid from Kooler Homes to replace garage doors 8 and 9. The HOA covers the cost of the door, while the individual owners are responsible for the door openers. See PDF *"Accepted Kooler Garage Door Estimate"* for further detail.

##### Bridge Temporary Repair

The Board approved the motion cast on June 17<sup>th</sup>, 2022 to hire CBL to install ¾" CDX plywood treated with exterior grade floor paint with traction material along the entire length of the foot bridge over the rotting walkway boards. See PDF *"RE: Snowcrest Bridge Temp Repair"* for further detail.

##### Front Door Replacement

The Board passed the motion cast on May 23<sup>rd</sup>, 2022 to approve the replacement request for unit 28's front entry door. See PDF "RE: Snowcrest unit #28 Front Door" for further detail.

### Operating and Capital Budgets

The Board passed the motion cast on April 13<sup>th</sup>, 2022 to approve the operating and capital budgets, which included a dues increase of \$100 per month per unit effective June 1<sup>st</sup>, 2022 and a \$1,800 per unit special assessment billed in two parts, \$900 due by July 31<sup>st</sup>, 2022 and \$900 due by September 30<sup>th</sup>, 2022.

## **2021**

### Unit #4 Remodel Request

The Board approved Unit #4's application for home improvement on July 26<sup>th</sup>, 2021, with the request that the dumpster be parked out of the way towards the west end of the parking lot and not be on site into November.

### Rules & Regulations Update

The Board passed the motion cast on June 11<sup>th</sup>, 2021 to amend the Rules & Regulations to add "Smokers, charcoal, and other solid fuel burning grills are not permitted in any unit interior or balcony. Only gas grills equipped with tanks weighing 2.5 lbs. or less (water weight, which is approximately 1 lb. in gas weight) are allowed on unit decks."

### Budget Approval

The Board passed the motion cast on March 16<sup>th</sup>, 2021 to move forward with a \$50 Dues increase starting May 1st which was previously voted upon by the board of directors during their June 1st, 2020 meeting. (Note: \$45 of the \$50 increase will be allocated towards replenishing the Capital Reserve Account.) Add \$400 for an in-person meeting (conference room rental and refreshments). Add \$800 for the annual replacement of the hot tub cover. Consolidate capital fund balances to one capital fund (without any special assessment).

### Existing Storage Units

The Board passed the motion cast on March 4<sup>th</sup>, 2021 that the construction of all Snowcrest storage units that were approved in good faith by past board of directors, and subsequently constructed in the Snowcrest common space areas of the interior hallways of Units: #17 - 21 and #32 - 35, shall remain in the possession of their current owners/occupants. Current storage unit owners/occupants are granted the approval to continue to have their storage units occupy the Snowcrest common space area on which they are currently located. The common space on which the storage units have been built upon and currently occupy, is not owned by an individual Snowcrest owner. Only the material that has been used to construct the storage unit is the property of a Snowcrest Owner. An owner may not remove (de-construct) a storage unit

which they currently possess. The management company shall construct and maintain a site map of the current (and any future) storage units which will include the specific location of the unit(s) and the Snowcrest owner(s) to which they belong.

## **2020**

### **Leasing of Office Space**

The Board approved the motion cast on October 19<sup>th</sup>, 2020 to lease the office space known as Martin's office space to Andrew and Valerie Tower (Owners of Snowcrest #16) starting Nov. 1st, 2020 and ending Nov. 1, 2021 for \$300 per month for the entire term of the lease, and direct CBL to draft up a lease for the tenants, Andrew and Valerie Tower, and the Snowcrest Condominium Association to enter into for the specified time frame and rent amount.

### **Satellite Installation**

The Board approved the motion cast on September 29, 2020 that Bryan Burks, owner of Unit #27 be allowed to have a satellite dish installed on the concrete wall that divides Unit #28 and Unit #29. The dish would be mounted above the exterior light attached to Unit #28, which illuminates downward (below itself), not above. The cable would be mounted downward (vertically) along the same concrete wall that protrudes out from the building. Once at ground level, the cable would be buried underground to (and ultimately into) Unit #27.

### **Board Appointment**

The Board approved the motion cast on August 27<sup>th</sup>, to place Michael Bole (currently serving a one-year term) into the vacant three (3) year term (expiring in 2021) and appoint J.D. Crichton to the one (1) year term.

### **Unit 12 Chimney Letter**

The Board approved the motion cast on August 27<sup>th</sup> to send the letter to Dana Albright regarding the repairs to unit 12's chimney as drafted by CBL.

### **Banner Request**

The Board approved the town of Mt Crested Butte's request on June 12<sup>th</sup>, to hang an informative COVID19 banner on the bridge.

### **Vote to accept operating budget**

The Board approved the motion cast on June 10, 2020 to approve the attached operating budget for fiscal year 2020-2021.

#### Hire Chris Carver to do screw and glue/minor repairs.

The Board approved the motion cast on May 26<sup>th</sup>, 2020 to hire Chris Carver for screw and glue and minor repairs.

#### Temporary Transfer from Capital to Operating

The Board approved the motion cast on March 19<sup>th</sup>, 2020 to transfer \$11,395 from the capital fund account to the operating account as a temporary loan.

#### Hire Ecolab

On February 1, 2020 the board passed the motion to sign the Ecolab contract.

#### Violation Letter for Unit 10

On January 3, 2020 the board passed the motion cast to send a rules violation letter to unit 10 for the illegal replacement of their sliding glass door and patio window. The board recommends the owner paint their slider and window to match the rest of the complex.

### **2019**

#### SC 11 Main Window Design Change

The board approved the motion cast on December 28, 2019 to move that the owner of SC 11 can install 4 windows instead of the one large window. Board would prefer a 3 window design but OK with 4.

#### Temp Ban on Bridge Signs

The board approved the motion cast on October 2nd, 2019 to move that Snowcrest HOA suspends the hanging of banners from the bridge.

#### Add Car Stops

The board approved the motion cast on September 9<sup>th</sup>, 2019 to move forward with the purchase the described parking blocks to protect our new walkway from motor vehicles/snowplows that have driven on top of it. Without any way to stop vehicles from driving on top of the walkway, they will no undoubtedly continue to do so which will result in our new walkway getting damaged.

#### Sewer Line Replacement

The board approved the motion cast on September 6, 2019, to re-pipe all main line sewer in units 32, 33, 34, 35, 36, and 37 and include new connections to all branch lines, new pipe strapped every 4ft to joists, insulate the main line to protect from freezing, re-lay vapor barrier and haul away spoils. 20 year guarantee included. Cost estimated at \$44,000.

### Governance Policies

The board approved the motion cast on August 16<sup>th</sup>, 2019 to approve the Governance Policies drafted by CBL and recommended by the association's legal counsel.

### Walkway Board Replacement

The board approved the motion cast on August 14<sup>th</sup>, 2019 to accept the bid dated July 28<sup>th</sup>, 2019 from Blue Dog to renovate the upper walkway with the understanding that it has to be completed prior to November 1<sup>st</sup>, 2019.

### Pet Ban

The Board voted to permanently ban from Snowcrest property the dog belonging to #37's unit owner, on July 16, 2019, following an unprovoked attack resulting in injury to a neighboring owner.

### Budget Approval

The motion cast on July 6, 2019, to approve the operating budget and capital budget, including a \$50 monthly dues increase per unit to start on 9/1/19; and a \$1,200 special assessment per unit, due on 9/1/19; and make the \$19,612.57 loan to operating a permanent transfer was approved by a majority vote of the Board.

### Legal Remedy

The motion cast on January 26, 2019, was approved by the Board to initiate legal methods to remedy the one delinquent account.

### Fireplace Work

The motion cast on March 23, 2019, was approved by the Board to accept the bid for flue repairs not to exceed \$6000 without board approval.

## **2018**

### Common Washers and Dryers

On August 28, 2018, the Board voted to increase the washers and dryers cost to \$2 per load.

### Higher Fines in Rules

On August 24, 2018, the Board voted to amend the Rules and Regulations by increasing the daily fine for violations to \$200.

### New Laundry Machines

On August 20, 2018, the Board voted to agree to the [Clean Designs – Laundry Seller] contract [bid] and install new machines [washers and dryers]

### Capital Budget

On July 19, 2018, the Board voted to approve the Capital Budget, as submitted by Randy Leeds.

### Furniture and Grill for Hot Tub Deck

The motion cast on July 17, 2018, was voted on and approved by the Board to purchase a new table, four chairs and a BBQ for the hot tub deck. I make a motion that we spend approximately \$1000 to purchase, ship and assemble they above items.

### Rules and Regulations Update

The motion cast on July 17, 2018, was voted on and approved by the Board to update the Rules with the following: NUISANCES AND NOISE LIMITATIONS-No obnoxious, excessively noisy or offensive activity of any nature shall be allowed on Snowcrest property or within Snowcrest Condominium units at any time day or night. Each unit owner, guest or lessee shall use their condominium unit and common area property in a manner that is not offensive to other unit owners, guests, invitees or lessees. This includes but not limited to the use and operation of remote controlled Drones, airplanes, helicopters and vehicles. General noise levels which disturb other unit owners, guests or lessees shall not be permitted between the hours of 10:00 PM and 8:00 AM

### Approve Budget and Dues Raise \$25.00 a Month

The motion cast on June 29<sup>th</sup> was voted on and approved by the Board to approve the proposed operating budget and to increase dues by \$25 a month starting on September 1, 2018.

### Spectrum Cable TV Contract

The motion cast on March 15, 2018, was voted on and approved by the Board to accept Spectrum's offer of their 5-year contract.

### Unit Payment

The motion cast on February 28, 2018, was voted on and approved by the Board to direct CBL and our attorney to pursue payment in accordance with Snowcrest HOA rules and the laws of the State of Colorado.

## 2017

### SC unit 11 Window Replacement

The motion cast on September 27, 2017, was voted on and approved by the Board to approve the proposed window install for Unit 11.

### Insurance Deductible

The motion cast on August 28, 2017, was voted on and approved by the Board to increase the insurance deductible to \$10,000.

### Special Assessment

The motion cast on June 22, 2017, was voted on and approved by the Board to assess all Snowcrest owners \$1700, due date this summer to be determined, to balance the budget with the proposed projects.

### Approve Capital Budget

The motion cast on June 22, 2017, was voted on and approved by the Board to approve the 2017 capital budget as shown in the previously attached 10 year budget plan.

### Fund Roof Projects

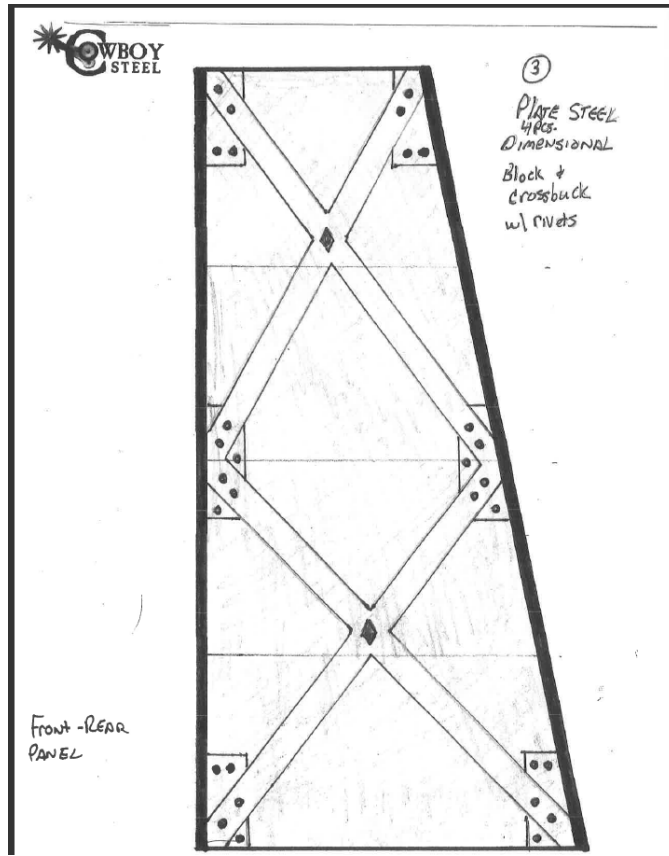
The motion cast on June 22, 2017, was voted on and approved by the Board to fund roof projects (chimney replacements, screw, glue and associated roof repairs) from the set aside roof fund.

### Jerry Howalt Replace William Buck

The motion cast on June 20, 2017, was voted on and approved by the Board to have Jerry Howalt, who is filling a one year term on the Board, be moved to the vacated three year term of William Buck and to fulfill his remaining term.

### Bridge Design

The motion cast on May 30, 2017, was voted on and approved by the Board to accept Cowboy Steel's drawing "#3 – Plate steel 4pcs-dimensional Block & cross back w/rwds" for the new bridge pillars.



#### Operating Budget

The motion cast on May 24, 2017, was voted on and approved by the Board to approve the annual operating budget.

#### Rock Removal Bid

The motion cast on May 17, 2017, was voted on and approved by the Board to accept Cowboy Steels bid to remove the rock around the Snowcrest bridge pillars.

#### Sealcoat Parking Lot

The motion cast on March 9, 2017, was voted on and approved by the Board to not sealcoat the parking lot.

#### Banner Approval

The motion cast on January 22, 2017, was voted on and approved by the Board to allow CBMR to hang a banner welcoming SkiTOPs in March.



## 2016

### Chimney Repairs

On January 31, 2016, the Board consented by email to accept High Mountain Hearth Solutions bid to repair chimney flues.

### Bridge Banner

On December 22, 2016, the Board consented by email to allow the Mountain High Music Festival and CBMR (for Military Month) to each hang a banner in January.

### Backflow Prevention

The motion cast on December 7, 2016, was voted on and approved by the Board of Directors to accept Timberline Mechanicals bid to add backflow prevention devices to the SC complex.

### Rule Amendment

The motion cast on October 27, 2016, was voted on and approved by the Board of Directors to amend the Association's Rules, Regulations and Policies, adding "up to \$100 per day fine", replacing the \$25 per day fine.

### Rule Amendment

The motion cast on October 6, 2016, was voted on and approved by the Board of Directors to amend the Association's Rules, Regulations and Policies with an updated fine procedure which eliminates the 14 day right to cure, as this was problematic in situations such as parking lot patrol and pet violations. Owners still have the right to be heard by the Board.

### Closets

The motion cast on July 8, 2016, was voted on and approved by the Board of directors to allow the owners of units 20, 26 and 34 to construct storage closets per the plans submitted which are in compliance with the Associations rules and procedures.

### Windows

The motion cast on June 21, 2016, was voted on and approved by the Board of Directors to allow the owner of unit 15 to move forward with window replacement, per the specifications delivered.

### Budget

The motion cast on June 14, 2016, was voted on and approved by the Board of Directors to approve the operating and capital budget for the 2016-2017 fiscal year. Regular dues will remain unchanged, but there will be a special assessment of \$500 per owner. The Board approved the special assessment with a separate vote, June 23<sup>rd</sup>.

### Storage units

The motion cast on May 17, 2016 was voted on and approved by the BOD that: 1) we build out the existing space only as requested by owners (not build a number of them and sell them as owners decide

that they want them), 2) do not even consider under stairway storage closets until above mentioned area is completely built out and that they be subject to design (stairway modification) and fire code restrictions and 3) Owners that are occupying HOA space garages not be considered eligible for HOA storage closet space.

#### Unit Electrical Panels

The motion cast on May 4, 2016 was voted on and approved by the BOD that we [SC] have the electrical contractor inspect and repair as necessary all circuit breaker panels in Snowcrest, the proposed cost is around \$3000 and should take less than an hour in each unit.

#### SC 34 Fireplace

The motion cast on March 4, 2016 was voted on and approved by the BOD to allow owner of unit 34, Brandt Rudinski, to replace his woodstove with a new wood burning unit per the specs provided by Scott Coyne of Colorado Fireside. He would be using a contractor familiar with Snowcrest and covering all costs for the replacement.

#### Unit 34 Windows

The motion cast on March 8, 2016 was voted on and approved by the Board to allow the owner to replace the unit's windows per the proposal which was revised in order to match the windows on the neighboring units.

### **2015 Electronic Votes**

#### Banner Approval

The motion cast on December 21, 2015 was voted on and approved by the BOD to allow the Mountain High Music Festival to hang a banner on the bridge.

#### Shed Approval

The motion cast on Nov. 26, 2015 was voted on and approved by the BOD to allow the owner of unit 34 to build a storage shed next to unit 37.

#### Insurance Deductible

The motion cast on July 29, 2015, was voted on and approved by the BOD to increase the property insurance deductible from \$1,000 to \$5,000.

#### Rules and Regulations

The motion cast on July 29, 2015 was voted on and approved by the BOD to add a hearing note to the fines collection system and to eliminate the section on sign prohibition in favor of state legislation.

#### Banner Policy

The motion cast on July 13, 2015, was voted on and approved by the BOD to limit any advertising on the bridge to non-commercial, community oriented banners, and private enterprise/corporate advertising will not be allowed.

#### Parking Policy

The motion cast on July 13, 2015, was voted on and approved by the BOD to limit owners with a garage one parking tag to use in the lot because they already have a dedicated space in the HOA common area.

#### Budget

The motion cast on May 15, 2015, was voted on and approved by the BOD to approve the 2015.16 annual budget as submitted today.

#### Reallocate Funds

The motion cast on May 15, 2015, was voted on and approved by the BOD to permanently reallocate \$25,027 from the operating fund to the capital fund in order to bring the capital fund to zero for the fiscal year ending 4/30/2015.

#### Capital Plan and Special Assessment

The motion cast on June 25, 2015, was voted on and approved by the BOD to approve the amended 10 year plan and assess homeowners \$450 per unit, due by August 31.

### **2014 Electronic Votes**

#### Collection Policy

The motion cast on January 4, 2014, was voted on and approved by the BOD regarding amendment of the bylaws to update the collection policy in order to bring us into compliance with HB-1276.

#### Smoke/CO Detectors

The motion cast on March 1, 2014, was voted on and approved by the BOD regarding CBL to change the batteries of all smoke/CO detectors in all SC unit annually to comply with HOA insurance.

#### Operating Budget & Dues Increase

The motion cast on June 12, 2014, was approved by a majority vote of the Board to approve the operating budget submitted by Crested Butte Lodging, which includes a \$25/month dues increase to begin on August 1, 2014.

#### Window Work #26

The motion cast on July 2, 2014, was approved by a majority vote of the Board to approve the window install request from owner of #26.

### Policy for Signage on the Bridge

The motion cast on November 21, 2014, was approved by a majority vote of the Board to approve an addition to the Rules, Regulations and Policies: Application procedure for signage on the Snowcrest bridge-

1. Applicant may submit a request to display a banner or sign on the bridge by email to the Property Manager, who will forward the request to the Board for formal approval.
2. Banner requests must include a graphic illustration of the banner, the size and the proposed time period for display.
3. Banners must be hung using existing hardware.
4. A fifty-dollar deposit is required, which is refundable upon the timely removal of the banner, removal date to be determined by the Board.

### **2013 Electronic Votes**

#### SC #01 Windows

The motion cast on September 23, 2013, was voted on and approved by the BOD allowing SC #1 to install 2 south facing windows where there were none before.

#### SC33 Window/Slider

The motion cast on December 8, 2013, was voted on and approved by the BOD allowing SC #33 to install window and slider.

### **2012 Electronic Votes**

#### Wi-fi Replacement

The motion cast on March 21, 2012, was voted on and approved by the BOD replacing the old wi-fi system.

#### Roof Work

The motion cast on October 19, 2012, was voted on and approved by the BOD repairing the roof as needed.

## **2011 Electronic Votes**

### Declaration Re-write

The motion cast on September 16, 2011, was voted on and approved by the BOD to re-write the Declarations.

### Re-Write Article of Incorporation and Bylaws

The motion cast on October 7, 2011, was voted on and approved by the BOD to re-write the Articles of Incorporation and Bylaws.

### Detailed re-writes of Declaration

The motion cast on October 13, 2011, was voted on and approved by the BOD to re-write other parts of the Declarations below:

We want garage interiors to be owner responsibility, and doors to be association. I think we'd be better off deleting any requirement for insurance companies to waive their right to subrogate. We should change the word shall to may so as not to obligate them to get an appraisal every year. I'd like to delete this section and leave the interest rate amount in the bylaws as it is now or move it to the rules and regs so the board can easily change it in the future.