

Meeting Minutes

Snowcrest Condominium Association

Board of Directors Meeting

Conference Call

April 7, 2025 ~ 5pm MT

Call to Order

R Leeds called the meeting to order at 5:01pm MT.

Roll Call/Establish Quorum

In attendance –

Randy Leeds

Andrew Tower

John Lauer

Jerry Howalt

Craig Meier

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

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

Proof of Notice

Proof of notice was emailed and posted to the association's website.

Reading and Approval of Meeting Minutes

August 10, 2024

March 31, 2025

J Howalt made the following –

Motion: Waive the reading of the August 10, 2024 and March 31, 2025 meeting minutes and approve as drafted

2nd: J Lauer

Discussion: None

Vote: Unanimous approval

Reports

Manager's Report

S Bearth reported that the full financial statement was previously emailed to the Board of Directors, and the March statement is not available yet. The operating balance is low, so

management is ensuring the timing of checks being sent does not over draw the account. She informed the Board that she reached out to an owner regarding concern of people passing through the complex, and the main feedback from the owner was locking the hot tub so people cannot trespass. The Board discussed this and noted the challenges of making a better fence that can't be reached over and a coded lock that had to be unlocked from both sides would likely not meet egress requirements. The Board determined there was no action to take on this at this time. S Bearth further reported that although CTA requirement was met, the Federal government repealed this requirement on March 21, 2025.

New Business

Proposed Operating Budget

The Board reviewed the proposed operating budget with total operating income of \$380,788, which included a \$100 dues increase effective May 1st, 2025, and total operating expenses of \$380,785. The Board discussed the increase cost of insurance and if the high limit may be a contributing factor. CBL was directed to obtain proposals on a reconstruction cost analysis.

R Leeds made the following –

- Motion: Approve the 2025/2026 operating budget and \$100/month dues increase effective May 1, 2025, as presented
- 2nd: J Howalt
- Discussion: The Board reviewed the expenses that increased, specifically insurance, and capital allocation
- Vote: Unanimous approval

Proposed Capital Budget

The Board reviewed the proposed projects and decided to vote on the final capital budget via email after some estimates were fine tuned. The Board directed CBL to get a quote on sections of walkway for replacement.

Radon Proposal

The Board reviewed the radon proposal from Stryker and Company. The final 2 units need to be tested before this service is engaged.

Access Road Gravel Work

M Geheb presented a bid from JCI to regrade the access road, remove and replace the gravel, and create a turn around area. R Leeds directed M Geheb to ensure the bid included new landscaping gravel and not just road base.

Proposed Declaration Amendment RE Insurance

The Board reviewed the proposed Declaration amendment that clarifies and establishes the association will only carry bare walls insurance.

R Leeds made the following –

Motion: Approve the second amendment to the Snowcrest Condominiums Declaration as drafted by legal counsel, Michael O’Loughlin
2nd: J Howalt
Discussion: None
Vote: Unanimous approval

Old Business

Recycling

The Board reviewed the expense from Waste Management to add single stream recycling to the complex. Several Board members noted the historical co-mingling of recycling that previously took place on property, and the loss of a parking space to accommodate the dumpster. The Board decided to not engage recycling services at this time.

Mow Map

The Board reviewed the current mow map used by CBL and agreed to reduce the scope of mowing by not mowing at the entrance of the parking lot by the trees, and not mowing the section south of the walkway by the bridge. CBL will research plants and seeds to help this area go natural.

High Yield Savings Account

CBL confirmed the capital account has been moved to a select money market account that currently receives a 3.4% interest rate on funds.

Unscheduled Business

A Tower pointed out that some individual’s dryer vents are clogged with lint. CBL will remind and offer cleaning services to owners.

Establish Date of Next Meeting

Owner’s Budget Meeting Reschedule

R Leeds shared that he has a conflict on April 30th, and could not attend the owners meeting.

J Howalt made the following –

Motion: Hold the annual owners budget meeting on April 28th, 2025 at 9am MT
2nd: A Tower
Discussion: The Board discussed the time of day the meeting should be held, and noted that last year the membership voted to hold the meeting at 9am MT
Vote: Unanimous approval

Adjournment

R Leeds made the following-

Motion: Adjourn the meeting

2nd: C Meier

Discussion: None

Vote: Unanimous approval

The meeting was adjourned at 6:21pm MT.