

**Snowcrest Condominium Association  
Annual Board of Directors Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 2, 2013 10:30 a.m. MDT**

**Call to Order**

Ron Kobernik called the meeting to order at 10:30 a.m.

**Roll Call/Establish Quorum**

In attendance-

Ron Kobernik  
William Buck  
Jerry Howalt  
Richard Wincott

A quorum was established with 4 of 5 board members in attendance.

Also in attendance-

Wanda Bearth and Grant Benton with Crested Butte Lodging & Property Management  
Laura Baugh and Ronald Charles Bathje, Jr. (RB), homeowners.

**Election of Board Officers**

R Kobernik made the following-

Motion: Re-elect the slate of officers for this year, which was: R Kobernik as President, W Buck as Vice President, J Howalt as Secretary and Randy L as Treasurer  
2<sup>nd</sup>: W Buck  
Vote: Unanimous approval

The board of directors:

Ron Kobernik, President, 3 year term expires 2015  
William Buck, Vice President, 3 year term expires 2016  
Jerry Howalt, Secretary, 1 year term expires 2014  
Randy Leeds, Treasurer, 3 year term expires 2014  
Richard Wincott, Director, 1 year term expires 2014

**Reading/Approval of Past Meeting Minutes**

R Kobernik made the following-

Motion: Waive formal reading of the August 3, 2012, and the April 23, 2013, meeting minutes and approve as submitted by CBL  
2<sup>nd</sup>: W Buck  
Vote: Unanimous approval

**Reports**

Financial Report

There were no additions to the financial report given at the earlier HOA meeting; however the negative balance in the capital reserve fund was discussed.

R Wincott made the following-

Motion: Make a fund balance transfer in the amount of \$15,412 from the operating account to the capital reserve account

2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval

The growing balance in the checking account was addressed.

J Howalt made the following-

Motion: Have CBL research interest bearing accounts and transfer \$50,000 from the capital fund upon R Leeds approval

2<sup>nd</sup>: R Wincott  
Vote: Unanimous approval

### **Old Business**

The written offer from one of the owners of unit 29 was discussed.

W Buck made the following-

Motion: Offer the owners of unit 29 the board's willingness to delay foreclosure and/or receivership on the following conditions: \$1,000.84 (current penalties and interest) is paid within 30 days, \$300 is received each month in addition to the regular dues payment for a total monthly payment of \$825; Additionally, the \$50 monthly penalty will be waived during the period allowed for repayment of the delinquent dues; the 1 ½% interest will continue and this will be confirmed in writing to the owners by the HOA's attorney.

2<sup>nd</sup>: R Wincott  
Vote: Unanimous approval

### **New Business**

Unit 36's balcony door is damaged, apparently from a stone that was likely thrown from the lawn mower. The homeowner has offered to cover this by way of his personal insurance.

R Kobernik made the following-

Motion: Refund Rick and Allison Wincott for the \$1,000 insurance deductible related to the replacement of their sliding glass door

2<sup>nd</sup>: W Buck  
Vote: Unanimous approval

IRS excess income resolution-This was not necessary as the last fiscal year ended with a small deficit.

L Baugh inquired about adding windows to the west side of unit number 1. She will return to the board with detailed plans soon.

### **Establish Next Meeting Date**

R Kobernik suggested a board meeting between Christmas and New Year's. The date will be determined later this fall.

### **Adjournment**

W Buck made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval