

**Snowcrest Condominium Association  
Annual Board of Directors Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 3, 2012**

**Call to Order**

Randy Leeds called the meeting to order at 11:30 a.m.

**Roll Call/Establish Quorum**

In attendance:

Randy Leeds

William Buck

Richard Wincott

Ron Kobernik

Jerry Howalt

A quorum was established with 5 board members present

Also in attendance:

Wanda Bearth and Grant Benton with Crested Butte Lodging & Property Management (CBL)

Robert Roth (unit 6) and Richard Bathje (unit 7)

**Election of Board Officers**

William Buck made the following-

Motion: Nominate Randy Leeds for President

2<sup>nd</sup>: The motion was not seconded

Rick Wincott made the following-

Motion: Nominate Ron Kobernik to serve as President; William Buck as Vice President; Jerry Howalt as Secretary and Randy Leeds as Treasurer

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

Vote: Unanimous Approval

**This year's Board of Directors**

Ron Kobernik, President, 3 year term expires 2015

William Buck, Vice President, 3 year term expires 2013

Jerry Howalt, Secretary, 1 year term expires 2013

Randy Leeds, Treasurer, 3 year term expires 2014

Richard Wincott, Director, 1 year term expires 2013

**Reading/Approval of Past Meeting Minutes**

Richard Wincott made the following-

Motion: Approve the July 16, 2012 Board meeting minutes as submitted.

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

Vote: Unanimous approval

## **Reports**

Wanda Bearth updated the board as to the status of the owner accounts.

## **Old Business**

William Buck made the following-

- Motion: Approve the proposed Bylaws with the following changes-Paragraph 505, alter the terms to reflect the current structure and add identification process to paragraph 603.
- 2<sup>nd</sup>: Richard Wincott
- Vote: Unanimous approval

Landscaping-Ron Kobernik gave CBL authorization to determine the mowing schedule and areas. He suggested that watering be cut back to every other day, now that it has been raining regularly.

## **New Business**

IRS excess income-

Rick Wincott made the following-

- Motion: As per IRS ruling 70-604, apply any excess membership income over expenses for this fiscal year to the next year.
- 2<sup>nd</sup>: Jerry Howalt
- Vote: Unanimous approval

Correspondence from owner-Gail Butler, owner of unit 37, submitted a letter to the board requesting permission to build a storage shed. The Board is willing to approve the structure provided it is 5' x5', erected adjacent to an existing one, and visually similar. Ron Kobernik will follow up with the home owner.

The Board directed CBL to get bids for seal cracking and/or seal coating the parking lot and to confirm location of manhole at the entrance, prior to repairing the area around it.

Robert Roth, unit 6, complimented the group on the shape the property was in and thanked the board for the dedication to the association.

## **Establish Date of Next Meeting**

The Board will meet again in January, exact date to be determined.

## **Adjournment**

William Buck made the following-

- Motion: Adjourn the meeting
- 2<sup>nd</sup>: Randy Leeds
- Vote: Unanimous approval

The meeting was adjourned at 12:15 p.m.