

Meeting Minutes

Snowcrest Condominium Association
Annual Homeowners Meeting
Elevation Hotel & Spa's Capital Ballroom
Friday, August 5th, 2022 ~ 4pm MT

Call to Order

R. Leeds called the meeting to order at 4:05pm MT.

Proof of Notice

Meeting notice was mailed, emailed and posted to the association's website on July 15th, 2022.

Roll Call/Establish Quorum

In attendance-

Owner	% Ownership	In Attendance	Proxy
01 - Baugh, Laura & Tony	2.70%	Y	
02 - Locnar, Hailey & Jenkins, Clay	2.70%	N	N
03 - San Juan Storage LLC	2.70%	N	N
04 - John Lauer & Chris Kraft	2.70%	Y	
05 - Bender, Dr. Joseph	2.70%		Randy Leeds
06 - Roth, Robert & Teresa	2.70%	Y	
07 - Rossi, Nicholas Smith	2.70%	N	N
08 - Robinson, Kaleigh	2.70%	N	N
09 - John Waterman	2.70%	Y	
10 - Snyder, Robalyn	2.70%		Craig Meier
11 - Snow crest Condo LLC	2.70%	Y	
12 - William & Susan Brooks	2.70%	Y	
13 - Murphy, James & Linda	2.70%	Y	
14 - Bush, Andrew & Marion Trapolino	2.70%	Y	
15 - Meier, Craig & Harris, Judith	2.70%	Y	
16 - Andrew & Valerie Tower	2.70%	Y	
17 - Dobson, Stephen	2.70%	Y	
18 - Graham & Kristin Godfrey	2.70%	N	N
19 - Jake & Carla Brown	2.70%	Y	
20 - Lucia & Christopher Rooney	2.70%	Y	
21 - Howalt, Jerry A. & Lillian C.	2.70%	Y	
22 - Mason, Donald B. & Donald G.	2.70%	N	N
23 - Bovay, Jamie & Sabrina	2.70%	Y	
24 - Moench, David	2.70%	N	N
25 - Conrad, Paul A	2.70%	Y	
26 - Hunter, Kirsten J.	2.70%	Y	
27 - Burks, Bryan and Jennifer	2.70%	Y	

28 - Caldwell, John	2.70%	N	N
29 - Bradford Nyquist	2.70%		Sabrina Bovay
30 - Leeds, Ranson & Stacy	2.70%	Y	
31 - Wiseman, Thomas H. & Karen	2.70%	Y	
32 - Jeff & Janet Perry	2.70%	Y	
33 - Phukan, Niloy	2.70%	Y	
34 - Melody & John Link	2.70%	N	N
35 - Kobernik, Ron & Cathy	2.70%	Y	
36 - Wincott, D Richard & Allison	2.70%	N	N
37 - Camelot WYO, LLC.	2.70%	Y	

A quorum was established with 72.90% of the membership in attendance or represented by proxy.

Also in attendance, Sierra Bearth, Lee Friedman, and Matt Hart, Crested Butte Lodging & Property Management, Inc. staff (CBL).

Reading/Approval of Past Meeting Minutes

July 31, 2021

April 28, 2022

J Howalt made the following-

Motion: Waive the formal reading of the July 31, 2021 and April 28, 2022 meeting minutes and approve as drafted

2nd: B Roth

Discussion: L Baugh requested the April meeting minutes be amended to have more detail regarding the nature of the special assessment

Vote: Passed

Reports

Manager's Report

S Bearth presented the following report –

1. Walkways – CBL stained the new section of walkway in front units 26 – 31 last fall for longevity. We continue to replace boards on the old section of walkway as they collapse. Due to the amount of rot on the foot boards for the bridge, we completely covered the bridge with plywood to prevent any issues arising in the winter.
2. Cleaning – We've been on a regular schedule of cleaning the grill once a week during the busy summer season. We are also cleaning all the dog poop from the lawns once a week during busy season. Please make sure to clean up after your pet so the HOA doesn't have to pay to do so.
3. Doors – We've received two requests for front door replacements this year already. The Board of Directors also approved replacement of 2 garage doors. The association budgets for the replacement of two front doors per year, so please contact CBL if your front door is no longer operational and in need of replacement.
4. Parking Lot – After much delay, the parking lot has finally been patched. If you have not picked up your 2022 permit yet, please come to the front desk at Three Seasons. If you are short term

renting your unit, please make a paper copy of your pass with guest stay dates written on it. Please do not have guests pick up paper passes at CBL's office.

5. Painting & Staining – The wainscoting around the garages is getting a fresh coat of paint after several years. Paint provides protection against ultraviolet degradation and penetration of moisture, so it's an important upkeep expense.
6. Fireplace & Fire Extinguisher Inspections – The fireplace inspections were all completed in early June. Fireplace reports have been emailed to all owners. Please make sure to promptly repair any deficiencies noted in the inspection report to continue safe operation of the fireplace. We are working with a local contractor to look at chimneys affected by the harsh roof snow and ice conditions for a potential solution or rebuild. Fire extinguisher inspections will occur in September as usual. We'll provide notice of the date, and ask that owners set their extinguisher outside their door when able to speed up the inspections and reduce the expense.
7. Snow Removal - This winter CBL's plow operator broke his foot right before the large storm in December. Pinnacle was hired to plow the lots for the remainder of the year. CBL completed touch up with the tool cat and graveled the driveway. CBL has informed Pinnacle of the ice build up that occurs in the parking area by the garage, in hopes for some mitigation efforts.
8. HOA Reminders -
 - a. Remodeling – You might not need a building permit from the town for certain renovations but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited to) plumbing or wiring or parking a dumpster on site. Please email Sierra@CrestedButteLodging.com for information on getting HOA approval to remodel
 - b. Keys – New owner, new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Snowcrest governing documents require the property manager have access. CBL can make copies of keys free of charge.
 - c. Dogs – Only owners are allowed to have dogs on Snowcrest property. Please note, Mt. CB does have a leash law that requires pets to be on leash while outside. Please clean up after your pet.
 - d. STR – Please email Sierra@CrestedButteLodging.com for HOA Approval to Short Term Rent
 - e. Website – The association's website is full of information! www.snowcrestcb.org
 - i. To join the owner directory, (found under Communication) email Sierra@CrestedButteLodging.com the contact info you'd like to be shared.
 - ii. Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, meeting minutes and other important items from the Snowcrest website. The password is: 40marcellina

R. Leeds added that the primary focus is on the bridge repair, and the association is addressing some deferred maintenance items that cannot wait while the Engineer completes the bridge survey. He explained that cost focus may need to change, and some items will need to be addressed alongside the bridge.

Fiscal Year Ending April 2022

L Friedman reported that the association ended the 2022 fiscal year with \$194,019 in available cash, with the majority of this in the capital reserve account and operating funds running low. The fiscal year ended \$39,475 over budget, depleting the operating reserves. The overage was due to snow removal being over budget from the roof being cleared more frequently to save the chimneys from damage, snow having to be hauled out of the parking lot, and icy conditions.

Current Fiscal Year

L Friedman reported that as of June 30th, 2022 the association had \$198,300 in available cash. Fiscal year to date, the association is over budget by \$2,488, largely due to landscaping. This overage should even out over the summer.

Excess Income Resolution

S Bearth explained owners have to vote on how to handle any excess income. Owners may vote to forward it to future expenses, or return it to the members.

J Lauer made the following-

Motion:	Forward any excess revenue to future expenses
2 nd :	J Harris
Discussion:	The membership clarified the excess income vote must be made at the beginning of the year
Vote:	Unanimous approval

Old/Unfinished Business

Storage Unit Discussion

R. Leeds mentioned that 1 owner was currently interested in paying to build a storage unit. S. Bearth recommended the formation of a committee to oversee this project, and coordinate with a contractor. P. Conrad mentioned the continued desire to pursue a storage unit.

Bridge Update

R. Leeds explained history of the bridge, and maintenance done to it since it was built in the late 1970's. Explained the bridge was not originally built with the intention of lasting for 50+ years when it was constructed. It was clarified that the bridge is owned solely by Snowcrest. Snowcrest does not control access to the bridge, as there is an easement agreement with the town of Mt. CB to allow a public access. The cost related to repairing it would be Snowcrest's cost, as well as removing the bridge. The Board is currently working with engineers to see if any proactive repairs can be made. Discussion moved to maintenance costs after bridge is repaired, and how to potentially avoid some maintenance items. Capital reserves will help to lower overall cost for bridge.

Discussion moved to fundraising through taxing new owners a percentage for the purchase of a unit at Snowcrest. Fee would be added to closing costs on any unit sold. S. Bearth will contact the association's legal counsel to discuss the feasibility and cost of amending the Declaration to charge this new fee.

New Business

Cable & Wifi Poll and Bid Discussion

S. Bearth discussed the poll taken regarding cable and internet costs. Mentioned the provided bulk account, and the majority is for cancelling the bulk cable account. Discussion moved to what ResortInternet would provide the HOA at what cost. Compared costs, and the need to buy out the last 2 years of the internet contract if the HOA decides to move to another account. The ability to upgrade

individual accounts was discussed. The pros vs cons of bulk accounts, satellite dishes, and need to avoid dues increases was discussed. Association talked about locations for potential satellite dishes, and setting precedent for installation.

L Baugh made the following-

Motion: Cancel the bulk cable contract at the end of the term
2nd: M Trapolino
Vote: Tied. Motion does not pass

The decision to cancel or keep the cable contract will be left to the Board of Directors.

Hot Tub Expense Discussion

The membership discussed the high expense of keeping the hot tub open. Closing the hot tub during off season was discussed, however, many owners like to enjoy the hot tub during off season. The hot tub schedule was not altered.

Unscheduled Business

No unscheduled business mentioned at this time.

Election of Board of Directors

3 Terms Opening -Seats

Jerry Howalt, 3 Year Term
Nominated: C. Meier, J. Howalt.
Secret Ballot Result: J. Howalt was elected

Bryan Burks, 1 Year Term
Nominated: C. Meier, B. Burks.
Secret Ballot Result: C. Meier was elected

Andrew Tower, 1 Year Term
Nominated: A. Tower will serve another 1-year term.

Establish Next Meeting Date

R Leeds made the following-

Motion: Hold the next owner's budget meeting on Thursday, April 27th, 2023 at 1pm and the next annual owner's meeting on Wednesday, August 10th, 2023 at 9:00am
2nd: A Tower
Motion: Passed

Adjournment

R Leeds made the following-

Motion: Adjourn the meeting
2nd: A Tower
Motion: Unanimous approval

The meeting was adjourned at 7:18pm MT.