

MEETING MINUTES

**Snowcrest Condominium Association
Board of Directors Annual Meeting
Conference Call
August 10th, 2022 at 3:00pm MT**

Call to Order

R Leeds called the meeting to order at 3:03pm MT.

Roll Call/Establish Quorum

In attendance –

Randy Leeds
Sabrina Bovay
Andrew Tower
Jerry Howalt
Craig Meier

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

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

Proof of Notice

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

Reading and Approval of Meeting Minutes

November 5th, 2021

April 8th, 2022

J Howalt made the following-

Motion:	Waive the formal reading of the November 5, 2021 and April 8, 2022 Snowcrest Board of Directors meeting minutes and approve as drafted by CBL
2 nd :	A Tower
Discussion:	None
Vote:	Unanimous approval

Election of Directors

A Tower made the following-

Motion:	Appoint Randy Leeds as President, Jerry Howalt as Vice President, Sabrina Bovay as Secretary, Craig Meier as Treasurer and Andrew Tower as a Director.
2 nd :	R Leeds
Discussion:	The Board discussed keeping the slate of officers similar to what positions were held last year
Vote:	Unanimous approval

This year's slate of officers and term expiration:

Rand Leeds, President 2024
Jerry Howalt, Vice President 2025
Sabrina Bovay, Secretary 2023
Craig Meier, Treasurer 2023
Andrew Tower, Director 2023

Manager's Report

S Bearth reviewed the A/R accounts with the Board, noting that all owners are current. Nothing further was added to the manager's report presented in the annual owner's meeting.

Old Business

Storage Unit Discussion

The Board agreed to allow any owner willing to start a committee and take on the project, will be able to do so. Until an owner shows interest in running the committee, the storage units will not be included on future agendas.

Capital Plan Discussion RE: Chimney Issues

S Bearth informed the Board that several chimneys were noted to be out of plumb by the fireplace contractor and need to be repaired. The Board agreed to get contractor up on the roof to take a look at the chimney chases, and see what can be done to address the clearance issues between the chases and combustible materials.

R. Leeds made the following-

Motion: Direct CBL to hire a contractor to inspect the chimneys and come up with a repair plan and quote
2nd: J. Howalt
Discussion: The Board discussed dollar amounts they would be comfortable paying if the contractor was able to do a repair before this winter.
Motion: Passed

New Business

Bylaw Amendment RE: Order of Business

S Bearth presented the order of business laid out in the Bylaws and suggested the Board amend the order of business to match current practices, where directors are elected towards the end of the meeting instead of the beginning.

S. Bovay made the following-

Motion: Amend the Order of Business on page 8 of the association's Bylaws to move Election of Board of Managers to item G
2nd: S. Bovay
Motion: Unanimous approval

Adoption of New Legislation

S. Bearth notified the board about new state legislation regarding delinquent dues collection, fines, towing and amenity notices. The association's legal counsel is working on drafting the new collection

policy for the Board to adopt and management is ensuring all practices are inline with the new legislation.

Wi-Fi & Cable Discussion Follow Up

C. Meier made the following-

- Motion: Cancel the cable contract when it expires in March 2023
2nd: S. Bovay
Discussion: R. Leeds suggested deferring the cable and internet conversation until the contract expires, and the service agreement termination dates can line up. A concern about strain on Wi-Fi after cancelling cable due to an increase in streaming was brought up. Cost savings for cancelling cable and the result of the survey were weighed. The savings remaining from cancelling cable would stay in HOA budget to offset potential dues increases.
Motion: Unanimous approval

Unscheduled Business

Board shifted to potential for collecting a percentage (1%) of any unit sale to generate revenue for the HOA. R. Leeds requested S. Bearth contact lawyer to look into possibilities of charging a 1% fee for unit sales.

R. Leeds made the following-

- Motion: Amend the association's bylaws to clarify that any owners that are 90 days or more delinquent on HOA dues and assessments are not in good standing
2nd: S. Bovay
Discussion: The Board reviewed the current bylaws and deemed the current language too vague and decided a set standard would be fair
Motion: Unanimous approval

J. Howalt mentioned the possibility of spreading out the special assessment for the bridge project into smaller assessments rather than one large assessment. Timing for bridge repair cost is still unknown, and will be until survey is closer to complete. R. Leeds agreed to revisit the issue during annual budget meeting.

S. Bovay made the following-

- Motion: Direct CBL to hire a contractor to restripe the parking lot summer of 2023
2nd: J. Howalt
Motion: Unanimous

Craig brought up imposing a STR fee as a way of increasing income, and offsetting HOA costs. S. Bearth mentioned an amendment to the Operating Documents to allow for it was necessary, and the board agreed to have the lawyer look at possible options. A. Tower suggested talking to other HOA's to see how they implemented their fees for further guidance.

Establish Date of Next Meeting

The next board meeting is scheduled for Tuesday, November 8th, 2022 @ 3:00pm MT.

Adjournment

A. Tower made the following-

Motion: Adjourn meeting

2nd: R. Leeds

Motion: Unanimous approval

Meeting was adjourned at 4:13pm.

DRAFT