

Snowcrest Condominium Association

Annual Board of Directors Meeting Minutes

Friday, July 30, 2010~ Three Seasons Conference Room, Mt. Crested Butte CO

Call to Order

The board meeting was called to order at 11:30 a.m. by Randy Leeds.

Roll Call/Establish Quorum

Board Members in attendance:

Randy Leeds
William Buck
Chris Bartholomew
Ron Kobernik
Rick Wincott

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

Homeowners in attendance:

Randy Longe
Jerry Howalt
RB Bathje

Others in attendance:

Crested Butte Lodging & Property Management staff-Wanda Bearth, Grant Benton and Jenni Seaman

Ron Kobernik made the following:

Motion: To allow homeowner participation at board meeting, with the time frame of the discussion being at the discretion of the board

Second: The motion was not seconded.

Election of Board Officers

Chris Bartholomew made the following:

Motion: To continue with the current officers positions-Randy Leeds as President, William Buck as Vice President, Chris Bartholomew as Secretary and Ron Kobernik as Treasurer

Second: William Buck

Vote: Unanimous Approval

Approval of Minutes

Approval of the July 31, 2009, April 30, 2010 and May 14, 2010 minutes was performed by email. Crested Butte Lodging will be auto copied on future email chains and the approvals will be filed in the permanent record.

Reports

There were no additions to the management or financial reports delivered at the Annual Homeowner's meeting held prior to the Board meeting.

Old Business

It was reported that the roof leaks have now been repaired and CBL can now follow through with interior repairs related to the leaks. It was determined that the cost of the repairs is the responsibility of the HOA. Grant reported that Barb and Brad have been working on the repairs and recommended that the HOA continue to use this company and feels that they are the best choice for the job. Grant requested that any further issues continue to be reported directly to CBL.

Crickets- It was reported that the roofers did correct the damaged crickets that were identified

New Business

Central Stairway- Randy reported that he authorized Crested Butte Company to repair the central staircase and the work has recently been completed to his satisfaction.

Deck Soffits- Randy announced that he has authorized replacement of the damaged soffits.

Request to Build Storage Units- Rick and Randy requested permission from the board to build an additional storage closet in the common area adjacent to the existing storage closets.

Chris Bartholomew made the following:

Motion: To approve Rick Wincott's written request to build a 10 foot storage unit, and Ron Kobernik's request to build a storage unit, upon the Board's

receipt of a written request from Ron. Wincott and Kobernik may split the available space.

Second: William Buck
Vote: Unanimous Approval

Randy Leeds noted that the storage units will be built on common property therefore, they are being granted limited use of common space. At any time the association may take the space back because it remains the property of the association.

Arrearages-The board discussed options available to manage the growing problem with late payments for assessments.

Chris Bartholomew made the following:

Motion: Authorize Crested Butte Lodging to draft a policy based on guidelines of the membership expressed in the annual meeting for distribution to board for review and comment by August 30, 2010. The Board of Managers will submit their comments and response to CBL by September 15, 2010.
Second: Ron Kobernik
Vote: The motion carried with William Buck, Rick Wincott, Chris Bartholomew and Ron Kobernik approving.

Formalized Five Year Plan- Board discussed the ongoing process of developing a five year plan and Randy Leeds stated that he is actively working on updating his original plan, which he created some years ago.

Bylaw Suggestions- Wanda Bearth proposed amending the bylaws to allow for email notification of meetings.

Ron Kobernik made the following:

Motion: Authorize Crested Butte Lodging to amend the bylaws to reflect email notification for meetings as an allowed method.
Second: Rick Wincott
Vote: Unanimous Approval

Land Development- The Town of Crested Butte is looking for the support from the board regarding their plans to remedy the erosion on the bank south of Snowcrest.

William Buck made the following:

Motion: To accept the town's concept with no obligation for the HOA attached.
Second: Rick Wincott
Vote: The motion carried with William Buck, Rick Wincott, Chris Bartholomew and Ron Kobernik approving.

William Buck made the following:

Motion: To go into executive session

Second: Chris Bartholomew

Vote: Unanimous Approval

Adjournment

Chris Bartholomew made the following:

Motion: To adjourn the meeting

Second: William Buck

Vote: Unanimous Approval

The meeting was adjourned at 12:45pm

Minutes reviewed and accepted by the Board of Directors on August 31, 2010.