

Snowcrest Condominium Association
Annual Board Meeting Minutes
Friday, August 5, 2011
Snowcrest Conference Room, Mt. Crested Butte CO

Call to Order

The meeting was called to order by Randy Leeds at 3:10 p.m.

Roll Call/Establish Quorum

Board members in attendance:

Randy Leeds
Ron Kobernik
Jerry Howalt

A quorum was established with 3 of 5 board members in attendance.

Also in attendance:

Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management
Michael Bole, Homeowner (unit 20)

Election of Officers

Randy Leeds made the following-

Motion: Randy Leeds to serve as President, William Buck to serve as Vice President, Ron Kobernik to serve as treasurer and Jerry Howalt to serve as secretary. Richard Wincott to serve as a director.
2nd: Ron Kobernik
Vote: Unanimous approval.

Reports

Wanda updated the board regarding the arrearages from homeowners. As of 7/25/11 there was approximately \$200 in arrears from one homeowner.

Old Business

Landscaping- Prior to the meeting, the board walked the property and developed the following landscaping plan:

1. Reduce watering in increments so as to not cause grass to die.
2. Stop cutting the grass south side of unit 17 to the east side of unit 1, and the patch of grass behind (north) 30 and 31.
3. Continue to add more plants over the next 3 years on the “stepped” retaining wall east of the hot tub.
4. Look at mulching/adding boulders to the grass area in the hot tub area just south of the hot tub.

5. Set up watering for the pine trees west of units 1-9.
6. Reduce some mowing behind the Snowcrest sign, but make sure the plants around the sign and visible areas from the road are taken care of.
7. Continue to mow and water grass area north of 32-37 and east of 17-25.

Additionally, Randy advised that homeowners will not be allowed to alter the landscaping plan and he will be available to speak with any homeowners who may question the plan.

New Business

Randy Leeds made the following-

- Motion : Amend Article III, Section 1 of the Bylaws to indicate that the date and time for each annual meeting will be determined at the prior annual meeting.
- 2nd: Jerry Howalt
- Vote: Unanimous approval.

Internet-CBL will investigate options for the internet and ask Rick Wincott to evaluate, given his participation in the initial installation. Grant will get bids from Time Warner and Amerisport as well as looking into improving the existing service.

Randy Leeds made the following-

- Motion: Renew the association's line of credit with Community Banks of CO
- 2nd: Ron
- Discussion.
- Vote: All opposed

The Board discussed options for meeting week to week obligations should there be any unexpected expenses. This year, the association has a capital reserve that can be re-allocated toward such expenses in the case of an emergency.

Management agreement-Wanda explained that the association is contracted for another 4 years, there is no need to sign a new contract and rates have not been increased.

Date of Next meeting

The Board will be reviewing new rules and regulations proposed by Crested Butte Lodging and will schedule a conference call meeting to consider adoption in September.

Adjournment

Ron Kobernik made the following-

- Motion: Adjourn the meeting.
- 2nd: Jerry Howalt
- Vote: Unanimous approval.

Minutes reviewed and accepted by the Board of Directors August 29, 2011.