

**Snowcrest Condominium Association
Annual Homeowners Meeting Minutes
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado
Friday, August 2, 2013 9:00 a.m. MDT**

Call to Order

Ron Kobernik, HOA President, called the meeting to order at 9:05 a.m.

Roll Call/Establish Quorum

In attendance	Unit Number	Percentage of Ownership
Laura Baugh	1	2.7
Bruce Fauser	4 and 14	5.4
Ronald Charles Bathje, Jr.	7	2.7
William Buck	9	2.7
Linda Murphy	13	2.7
Paul Fry, Susan Wright	16	2.7
Jerry & Lillian Howalt	21	2.7
Stacy Leeds	30	2.7
Ron & Cathy Kobernik	35	2.7
Rick & Allison Wincott	36	2.7
Represented by Proxy-Named Proxy	Unit Number	Percentage of Ownership
Simmons & Shoch-William Buck	2	2.7
Renate Schoenebeck-Jerry Howalt	3	2.7
Dr. Joseph Bender—Ron Kobernik	5	2.7
Robalyn Snyder-William Buck	10	2.7
Carl & Diane Polesky-Linda Murphy	12	2.7
Meier & Harris-Ron Kobernik	15	2.7
Harris & Dobson-Ron Kobernik	17	2.7
Michael Bole-Jerry Howalt	20	2.7
Gail Lockwood-Mike Lockwood	23	2.7
Paul Conrad-Ron Kobernik	25	2.7
Kirsten Hunter-Ron Kobernik	26	2.7
Atje VanBemmelen-Ronald Charles Bathje, Jr	27	2.7
Thomas & Karen Wiseman-Ron Kobernik	31	2.7
Jennifer Morgan-William Buck	34	2.7

A quorum was established with 67.5% of the membership in attendance or represented by proxy.

Also in attendance: Mike Lockwood, proxy for Gail Lockwood and Wanda Bearth and Grant Benton with Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Past Meeting Minutes

S. Leeds made the following-

- Motion: To waive formal reading of the August 3, 2012 annual meeting minutes and approve as submitted by CBL
- 2nd: Linda Murphy
- Vote: Unanimous approval

President's Report

R Kobernik thanked W Bearth and G Benton for their efforts in caring for the property. In the past year, there had been no major sewer or infrastructure issues, the building and property is in good shape. He disclosed to the membership that a change in collection policies since CBL's inception has led to fewer problems with owner arrearages. Currently, just one unit has a delinquent balance and that account has been turned over to the HOA's attorney. A warning letter, outlining the legal tools available to the board including establishing a receivership and foreclosing on our lien, was sent to the owners of the unit that is in arrears. Ron reminded that there was no dues increase for this fiscal year, but asked owners to consider a monthly dues increase vs. annual special assessments. The owners will be asked to vote for their preference at the next annual meeting.

Manager's Report

G Benton reported the following-

In addition to attending to Snowcrest's daily and seasonal needs, Crested Butte Lodging & Property Management has completed or is performing the following:

- Laundry room improvement- We moved the laundry light switch so it doesn't shut off when you are folding clothes was completed.
- Web site updates-Added pictures of crawl space work to association website. Added new page called Capital Projects and include picture of all capital work.
- Parking lot-Sealed the parking lot cracks, seal coated the parking lot, and painted stripes.
- Sidewalk work-Repaired walkway near units 22-25.
- Sewer-We completed inspections and repairs of the sewer pipes in the crawl spaces.
- Crawl space-We continue to monitor and adjust the crawl space fans, but let us know if you are concerned about yours (noise?).
- Inspected fireplace/chimneys – they will be inspected again toward the end of August.
- Fire extinguishers have been inspected – they will be inspected and replaced as needed again this fall.
- Firewood has been ordered – please email me if you would like to purchase firewood. From CBL.

Possible Future work:

- We are seeing signs of wood rot under the walkway near SC unit #1. We will discuss repairs with the Board.
- Sanding and staining of handrails and wainscoting.
- The bridge repairs should be completed before winter.
- Cable TV wire replacements and protection.
- Painting unit balcony's and rails.

Financial Report

W Bearth reported that for this fiscal year, expenses are on track with the budget and the HOA has \$111,882.71 in available cash. The end of year financial report is posted to the website and the audited report will be posted, when available. The HOA spent \$91,298 in capital improvements last year with a \$27,750 special assessment. That work included the crawl space (fans, vapor barrier, cleaning), cricket installation behind the roof vents, a down payment on the re-seal of the parking lot and installation of the wi-fi. The current year's capital projects include refurbishing the bridge at an estimated cost of \$20,000. The special assessment was \$13,690. Wanda reported that there is a negative

balance in the capital reserve fund (\$15,412) that the board will be addressing in the subsequent meeting and that the HOA appeared to be in sound financial shape.

Old Business

R Wincott led a discussion regarding replacement of the front (entry) door, which is the financial responsibility of the homeowners association. G Benton will get estimates prior to next year's meeting, with the anticipation that a quantity discount can be obtained.

C Kobernik asked about the flower baskets, which the board had decided not to purchase this summer. After some discussion regarding baskets along the parking lot walkway and along the garages, R Kobernik concluded that it wasn't feasible to continue purchasing the flowers, given W Bearth's estimated 10 hours per week to care for them.

New Business

RB asked about the size of the wi-fi and cable bills. The group discussed options for improving both TV and internet service but R Kobernik promised that the board would not pursue that without the approval of the homeowners.

RB also suggested lowering the board walk the leads to the bridge to lessen the number of steps on the bridge end.

Election of Board of Directors

R Kobernik asked if there were any homeowners interested in serving on the board of directors. There were no volunteers and W Buck made the following-

Motion:	Re-elect J Howalt and R Wincott for another one year term and W Buck for another three year term
2 nd :	Linda Murphy
Vote:	Unanimous Approval

Next Meeting Date

R Kobernik confirmed the next annual meeting will be held on August 1, 2014 at 9 a.m. He invited the homeowners to the board meeting which was to immediately follow the HOA meeting and he mentioned that there may be another board meeting over the holidays.

Paul Fry commended the board for their dedicated service on behalf of the HOA.

Adjournment

W Buck made the following-

Motion:	Adjourn the meeting
2 nd :	C Kobernik
Vote:	Unanimous approval

The meeting was adjourned at 10:10 a.m.