

# MEETING MINUTES

Snowcrest Condominium Association  
Annual Homeowners Meeting  
Anthracite Ballroom, Elevation Hotel & Spa  
500 Gothic Rd., Mt. Crested Butte, CO  
Thursday, August 10<sup>th</sup>, 2023 at 9am MT

## Call to Order

Called the meeting to order at 9:08am MDT.

## Proof of Notice

Proof of notice was mailed, emailed and posted to the association's website.

## Roll Call/Establish Quorum

In attendance –

Owner	% Ownership	In Attendance	Proxy
01 - Baugh, Laura & Tony	2.70%	Y	
02 - Jenkins, Clay	2.70%		
03 - San Juan Storage LLC	2.70%	Y	
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%	Y	
08 - Robinson, Kaleigh	2.70%		
09 - John Waterman	2.70%	Y	
10 - Snyder, Robalyn	2.70%		
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%		
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%	Y	
23 - Bovay, Jamie & Sabrina	2.70%		Andrew Tower
24 - Stephen Clark	2.70%	Y	
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%	Y	
29 - Bradford Nyquist	2.70%		
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%		Sierra Bearth
35 - Kobernik, Ron & Cathy	2.70%		Jerry Howalt
36 - Wincott, D Richard & Allison	2.70%		Jerry Howalt
37 - Camelot WYO, LLC.	2.70%	Y	

A quorum was established with 86.40% of the membership in attendance or represented by proxy.

Also in attendance, Sierra Bearth, Wanda Bearth, and Matthew Hart, Crested Butte Lodging and Property Management Inc (CBL).

### Reading/Approval of Past Meeting Minutes

-August 5, 2022

-April 27, 2023

J. Howalt made the following-

- Motion: Waive the reading of the August 5, 2022 and April 27, 2023 meeting minutes and approve as drafted.
- 2<sup>nd</sup>: R. Leeds
- Discussion: None.
- Vote: The motion passed unanimously.

### Reports

-Manager's Report

S. Bearth delivered the managers report and updated the HOA on the projects both in process and completed in the previous year. Projects include painting of the bridge walkway boards before winter, staining of walkway boards in front of units, sewer issues, and replacement of deteriorating walkway boards. B. Burke suggested putting Al's Backhoe on a schedule to jet the problematic sections of line might be a good idea. R. Leeds mentioned the installation of a pump station to help keep drainage flowing through the problem area. CBL agreed to look into pricing for a pump station and installation. Regular reminders about fire extinguisher inspections, chimney and fireplace inspections, disposal of ash in the gravel. Homeowners. B. Burke mentioned the condition of the ashcan and CBL agreed to research an alternate receptacle or replacement.

-Financial Reports

-Fiscal Year Ending April 2023

Following the excessive snow year, the HOA was looking at a \$70k shortfall due to snow removal. The HOA discussed the history of snow removal including the decrease in snow removal funding during the last series of lighter snow years. The board explained the increase in snow removal budgeting for the 23-24 winter and how it was calculated based on previous heavy snow years.

-Current Fiscal Year

The fiscal year started on May 1, 2023. Two months into the fiscal year, the association is running \$6K under budget largely due to the timing of the fireplace inspection invoice.

-Excess Income Resolution

S. Bearth explained this is a placeholder for years when the association has excess income and not needed this year following the large overspend due to snow removal.

**Old/Unfinished Business**

-Bridge Update, Estimates and Funding

R. Leeds helmed the discussion about the bridge. The board was able to get a number together from a contractor for bridge removal, but requested more input from the membership regarding direction. R. Leeds discussed the towns position on fixing the bridge, as well as their grievances regarding Snowcrest keeping the bridge. The HOA discussed who owns the bridge, why town gets to advertise on the Snowcrest bridge but not help with upkeep, legal opinions regarding maintenance responsibility, access agreements written when the bridge was built, financial responsibility for aesthetics, etc... Insurance doesn't cover age, wear-and-tear, etc. CBL cautioned against pursuing insurance on opening a claim, as companies are pulling out of Colorado following the increase in risk throughout the state.

R. Leeds cautioned against waiting too long to do something with the bridge. M. Trapolino mentioned approaching the state and CDOT for possible grant funding.

S. Bearth let the HOA know CBL approached town for a grant through the DDA, and will continue to pursue that avenue. S. Stryker met with a couple of contractors and provided some updated information on pricing. The numbers in from one company at \$1.2-\$1.8MM and predicting the pricing of the other at \$1.5-\$2.2MM. Upon inspection, there seem to be portions of the bridge that can be reused, saving the HOA some of that cost. A potential town council meeting to discuss the importance of the bridge with other HOA's who utilize the bridge was also suggested.

J. Lauer made the following-

- Motion: Proceed with repairing the bridge as outlined at the expected cost of \$1.038MM while exploring all funding avenues to offset expenses to the HOA.
- 2<sup>nd</sup>: C. Meier
- Discussion: R. Leeds shared the predicted cost for replacing the bridge includes a 20% contingency.
- Vote: Unanimous approval

The Association took a brief break and reconvened at 11:17am MDT.

R. Leeds discussed the potential minimum scheduling for assessments to fund the bridge replacement. HOA discussed 3 payments due November 1<sup>st</sup>, February 1<sup>st</sup>, and May 1<sup>st</sup> in order to keep pace with the engineer and construction scheduling. Crested Butte Bank offers owners favorable terms on assessment loans.

A. Tower made the following-

- Motion: Assess each owner \$8,500 per occurrence due November 1<sup>st</sup>, 2023, February 1<sup>st</sup>, 2024, and May 1<sup>st</sup>, 2024.
- 2<sup>nd</sup>: J. Howalt
- Discussion: The association can vote to reduce the last assessment if supplemental funding is received by their April budget meeting.

The membership can also vote to return any funds not needed if grant or additional funding is received at a later date.

Vote: Unanimous approval

R. Leeds shared his aesthetic idea for the bridge once the structural elements have been completed. Combinations of rustic (unfinished) corrugated metal and a finished corrugated metal in an alternate pattern that match the colors of Snowcrest buildings. Walkway materials, the need for proper channeling and drainage of snow melt were some issues that still need exploring by CBL and the board. Members discussed the possibility of removing the sign should the town prove to be actively throwing a wrench in things. Now that the HOA has decided to repair/replace the bridge, they can now apply for funding through the town.

### **New Business**

#### -Declaration Amendments

#### -Restatement of Section 1501

S Bearth explained this amendment would remove mortgagee approval on future amendments to the association's declaration.

R. Leeds made the following-

Motion: Approve the restatement of 1501 in the Declaration as drafted by legal counsel

2<sup>nd</sup>: A. Tower

Discussion: It was clarified that this was drafted and prepared by the association's legal counsel, and legal counsel will be handling the certified mailing to lenders.

Vote: Motion passed with 67.5% approval from the total membership.

#### -Addition of Section 306

S. Bearth explained the idea of a 1% transfer fee was first brought up in last year's annual meeting in an effort to bring more cash into the association's capital account.

R. Leeds made the following-

Motion: Approve amendment 306 as drafted by legal counsel

2<sup>nd</sup>: A. Tower

Discussion: The HOA members expressed concern that the fee would ultimately be passed along to the seller rather than being charged to the buyer. This fee is based on the desire to find an alternate means of raising revenue for the HOA. S. Bearth clarified the fee would only be charged to valuable real estate transactions with a 3<sup>rd</sup> party, and funds would be deposited into the capital account.

Vote: The amendment did not pass

### **Unscheduled Business**

No further items were discussed.

## **Election of Board of Directors**

### 3 Terms Opening -Seats Currently Held By:

-Sabrina Bovay, 3 Year Term. S. Bovay has expressed interest in moving into a 1-year term but not a longer 3-year term.

- A. Tower volunteered to step into the 3-year term.
  - 2<sup>nd</sup>: J. Howalt
  - Discussion: None
  - Vote: The HOA agreed unanimously.

-Craig Meier, 1 Year Term

- C. Meier volunteered to serve another 1-year term.
  - 2<sup>nd</sup>: R. Leeds
  - Discussion: None.
  - Vote: The HOA agreed unanimously.

-Andrew Tower, 1-Year Term

R. Leeds nominated B. Burk to the position. A. Tower nominated S. Bovay to the position.  
The HOA held a vote by secret ballot to determine the next board member.

Vote: S. Bovay was nominated to the Board by a majority of the membership in attendance.

## **Establish Next Meeting Date**

The next HOA meeting will be held Saturday, August 10<sup>th</sup> 2024 at 9:00am MDT.

R. Leeds made the following-

- Motion: Hold the next annual meeting on August 10<sup>th</sup> 2024 9:00am MDT meeting time.
- 2<sup>nd</sup>: J. Howalt
- Discussion: None.
- Vote: The motion passed unanimously.

R. Leeds made the following-

- Motion: Hold the annual budget meeting on April 24<sup>th</sup>, 2024 9:00am MDT
- 2<sup>nd</sup>: A. Tower
- Discussion: None.
- Vote: The motion passed unanimously.

## **Adjournment**

R. Leeds made the following-

- Motion: Adjourn Meeting
- 2<sup>nd</sup>: J. Howalt
- Discussion: None
- Vote: The motion passed unanimously.

The meeting was adjourned at 12:34pm MDT.