

**Snowcrest Condominium Association
Annual Homeowners Meeting Minutes
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado
Friday, August 4th, 2017 9:00 a.m. MDT**

Call to Order

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

Proof of Notice

A copy of the meeting notice was included in the meeting materials.

Roll Call/Establish Quorum

UNIT	OWNER	ATTENDANCE
1	Beaver/Baugh	By telephone-A Beaver
2	Simmons & Shoch	Absent
3	San Juan Storage LLC	Absent
4	Bruce & Kinga Fauser	In person-B Fauser
5	Dr. Joseph Bender	Absent
6	Robert & Teresa Roth	In person-T Roth
7	Nicholas Smith Rossi	In person
8	Pomeroy & Adley	By telephone-L Pomeroy
9	Tyler Newell	Absent
10	Robalyn Snyder	Absent
11	Michele Parks	By proxy to M Bole
12	Dana & Scott Albright	By telephoned-D Albright
13	James & Linda Murphy	Absent
14	Trapolino & Bush	In person-M Trapolino
15	Craig Meier & Judith Harris	In person-J Harris
16	Susan Wright	Absent
17	Stephen Dobson	In person
18	Diana & Joseph Cachey III	Absent
19	McCullough /Bartholomew	By proxy to R Kobernik
20	Michael J Bole	In person
21	Jerry A. & Lillian C. Howalt	In person
22	Donald B. & Donald G. Mason	In person
23	Jamie & Sabrina Boya	By telephone-S Boya
24	David Moench	Absent
25	Paul A Conrad	By proxy to S Dobson
26	Kirsten J. Hunter	By proxy to D Klauser
27	Atje vanBemmelen	By proxy to B Burks
28	Dave Seymour	Absent
29	Ben & Ty Sweitzer	Absent
30	Ranson & Stacy Leeds	In person
31	Thomas H. & Karen Wiseman	In person-T Wiseman
32	John & Laurie Hamerly	By proxy to P Hamerly
33	Jason Orowitz	In person
34	Shelia & Brandt Rudzinski	By proxy to M Bole
35	Ron & Cathy Kobernik	In person-R Kobernik
36	Richard & Allison Wincott	In person
37	Robert & Gail Butler	In person-G Butler

A quorum was established with 26 owners in attendance or represented by proxy.

Current Board members include-Ron Kobernik (President), Randy Leeds (Treasurer), Jerry Howalt (Secretary) and Richard Wincott (Director).

Also in attendance-Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management staff (CBL).

Reading/Approval of Past Meeting Minutes

S Leeds made the following-

Motion: Waive formal reading of the August 5, 2016 minutes

2nd: G Butler

Vote: Unanimous approval

J Howalt made the following-

Motion: Approve the August 5, 2016, minutes as submitted by CBL

2nd: R Wincott

Vote: Unanimous approval

Reports

President's Report

R Kobernik reported that because of the anticipated major expense of replacing the hot tub and cutting the related monthly upkeep, two years ago the homeowners were asked if they wanted to replace the hot tub or remove it and leave it as open space. At that HOA meeting, the owners overwhelmingly voted to replace it and keep it on the premises. The Board, especially Randy Leeds and the CBL staff, with the assistance of some of the owners, have finally arrived at a design and after putting it out for bids, now have a reputable, licensed contractor that will begin the project in September of 2017. The hillside will be cut back in order to comply with code and the tub will be turned to take advantage of the view.

The big snow year created a lot of challenges for the staff of Crested Butte Lodging & Property Management (CBL), to not only keep the parking lot and walkways clear but to also deal with issues on the roof such as snow removal and chimney damage. The cost of replacing the damaged chimneys with the new design (our installed, newly designed chimneys survived with no damage) and repairing other snow-caused damage will come to \$30,000 and will be completed this summer. Ron thanked Wanda, Grant and their staff for efficiently managing the upkeep this winter and keeping the added snow removal costs much lower than the Board feared they would be.

Those projects, along with the bridge repair makes it necessary to assess each owner \$1,700 which was added to your August billing. The roof repairs and chimney replacements will be funded with the existing reserves. The Board and CBL work very hard to manage the budget and keep costs to a minimum but it is necessary to occasionally do special assessments to fund the capital improvements and/or unforeseen repairs.

Manager's Report

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

1. Walkway Boards: CB Lodging replaced and stained deteriorated boards as needed. We completed \$1,730.00 of walkway board work in 2016 and over \$2,000.00 in 2017 – we have never replaced boards on the bridge, however. We have informed the Snowcrest Board that we will need to do major walkway board replacement on the pedestrian bridge in 2018, and we are budgeting \$10,000.00 for that project.
2. Crawl Spaces: We continue to monitor the crawl spaces; please let us know if you have any questions or comments. So far this year we have not needed to replace any fans.

3. Fireplace/Chimney Inspections and Fire Extinguishers: We had the fireplace/chimneys cleaned and inspected and the fire extinguishers recertified– this will be done again this fall. Please remember CB Lodging will need to get into all Snowcrest units!

4. Bridge: The Board accepted a bid to remove the decaying rock from the pillars and replace it with steel to mimic the mining theme seen in Mountaineer Square’s architecture. We anticipate that the town of Mt Crested Butte and CBMR will cover at least one-half of the cost. The work will begin next Spring.

5. Sewer: Just about every year we have issues with the sewer line outside of the laundry so we jetted the lines and ran a camera down the lines – not large issues; just the regular small dips in the lines were found and addressed.

6. Roof: Snow Team CB inspected the roof for damage following the heavy snow year and prepared an estimate for repairs to the flashing, roof vents, fasteners and installation of 4 new crickets. STCB is a sister company to CBL, with a year round crew trained in and insured for roof shoveling and repairs.

7. Weed Control: We have pulled, sprayed, and mowed weeds throughout the complex to comply with the town’s ordinance.

8. Hot Tub: The remodel will begin in September. We look forward to getting the new hot tub installed!

9. Parking Lot: At the direction of the Board we have postponed the parking lot seal coating to 2018. Sealco performed a thorough crack repair and resealed the lot last summer and also patched one large section recently.

10. Dogs: CB Lodging still receives a number of phone calls from owners and board members about dogs off leash and owners of those dogs not picking up after the dogs. To avoid rule changes that might not allow any dogs in the future please inform your unit manager of the rules found on the Snowcrest website: Snowcrestcb.org. Remember that only owners are allowed dogs. Short term and long term tenants and friends of the owners are not allowed to have dogs on the Snowcrest property.

11. This Year’s Capital Projects: CBL will be scheduling/assisting contractors with this year’s capital projects. Those projects are detailed in the meeting packet with new business.

Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other important items from the Snowcrest website: www.snowcrestcb.org

Financial Reports

W Bearth reported that the audited financial report for the fiscal year ending April 30, 2016, has been posted to the HOA’s website (snowcrestcb.org). The most recent fiscal year ended with regular operating expenses exceeding revenues by \$21,998.89. The net profit was \$2,088.77 due to planned, but unfinished capital work.

Approved Budget

The approved budget was presented to homeowners. No increase in dues is planned for the current year, but a \$1,700 special assessment is due by August 31, 2017, and will be used to offset the cost of the current season’s capital repairs. The chimney replacements and roof repairs will be funded with the capital reserve; those 2 projects have been estimated at \$29,872.

10 Year Plan

The capital repair plan was presented to homeowners and has also been posted to the website.

Old Business

Prior Year’s Capital Repairs-There were no further questions from the membership regarding the prior year’s capital work.

Parking-R Kobernik reminded the group that, although everyone is allowed to park 2 vehicles, there are not 74 parking spots available in the lot; it's important that garage owners park one car in that space, the "limited common element" garage space.

Short term renters- per town 1/3 of units are VRBOing. This is adding to the parking issue and dog issue.. Ron advised owners to educate their short term renters with regards to parking, trash removal and the dog rule. The HOA plans to be more proactive in fining owners for rule violations from renters.

New Business

Current Fiscal Year's Capital Repairs

Hot Tub Replacement-R Leeds on the progress for the hot tub replacement. The deck will be rebuilt and the hill behind will be excavated to comply with current code. The work is estimated at \$83,000; the majority of the cost (\$61,000) related to the excavation of the hill, deck and railing rebuild.

Bridge Repairs-The rock covering the bridge's piers is failing and work is scheduled to begin next spring. Cowboy Steel has been contracted to remove the rock and cover the piers with steel, mimicking the architecture seen at Mountaineer Square. It is anticipated that the Town of Mt. Crested Butte and CBMR will cover half of the \$36,000 total cost.

Electrical Work-\$9,000 has been budgeted to upgrade the common panels.

Stairs/Walkways-\$2,000 has been budgeted to stain and/or replace sections of the timber walkways.

Chimney Replacement-High Mountain Hearth has begun the replacement of 7 chimneys. The estimate for this work is \$18,872.

Roof Repairs-\$11,000 has been budgeted for roof repairs.

Excess Income Resolution

The operating revenues did not exceed the expenses, therefore a resolution was not necessary.

Election of Board of Directors

Vacant seat-1 year term

Jerry nominated M Bole

2nd: L Howalt

Vote: Unanimous approval

1 year term-currently held by R Wincott

Hearing no other interest in the Board seat, R Kobernik announced that, by acclamation, R Wincott will retain the seat.

3 year term-currently held by R Leeds

R Wincott nominated R Leeds

2nd: A Wincott

Vote: Unanimous approval

Randy Leeds was elected for another 3 year term; Richard Wincott was elected for another 1 year term and Mike Bole was elected to serve a 1 year term.

Next Meeting Date

The next annual meeting will be held on August 3, 2018, at 9 a.m.

Adjournment

S Leeds made the following-

Motion: Adjourn the meeting

2nd: S Dobson

Vote: Unanimous approval