

**Snowcrest Condominium Association  
Annual Homeowners Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 3<sup>rd</sup>, 2018      9:00 a.m. MDT**

**Call to Order**

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

**Proof of Notice**

Notice was mailed and emailed on June 27<sup>th</sup>, 2018, a copy of which was included within the meeting materials.

**Roll Call/Establish Quorum**

Unit	Unit - Owner	Attendance
1	01 - Beaver/Baugh	By telephone-A Beaver
2	02 - Sturm & Solari	In person
3	03 - San Juan Storage LLC	Absent
4	04 - Fauser, Bruce & Kinga	Proxy to R Kobernik
5	05 - Bender, Dr. Joseph	Proxy to R Kobernik
6	06 - Roth, Robert & Teresa	In person
7	07 - Rossi, Nicholas Smith	Proxy to T Roth
8	08 - Robinson, Kaleigh	Absent
9	09 - Newell, Tyler	Proxy to M Bole
10	10 - Snyder, Robalyn	Absent
11	11 - Snowcrest Condo LLC	Proxy to M Bole
12	12 - Albright, Dana & Scott	By telephone-Dana
13	13 - Murphy, James & Linda	Proxy to M Bole
14	14 - Bush, Andrew & Marion Trapolino	In person
15	15 - Meier, Craig & Harris, Judith	Absent
16	16 - SLS Properties--Susan Wright	Proxy to J Howalt
17	17 - Dobson, Stephen	Proxy to M Bole
18	18 - Crichton, Jon & Stacy	Absent
19	19 - McCullough, Ted & Sarah	In person
20	20 - Bole, Michael J	In person
21	21 - Howalt, Jerry A. & Lillian C.	In person
22	22 - Mason, Donald B. & Donald G.	By telephone
23	23 - Bovay, Jamie & Sabrina	By telephone-Sabrina
24	24 - Moench, David	Absent
25	25 - Conrad, Paul A	Proxy to R Kobernik
26	26 - Hunter, Kirsten J.	By telephone

Unit	Unit - Owner	Attendance
27	27 - Burks, Bryan and Jennifer	In person
28	28 - Seymour, Dave	Absent
29	29 - Sweitzer, Ben & Ty	Absent
30	30 - Leeds, Ranson & Stacy	In person
31	31 - Wiseman, Thomas H. & Karen	By telephone
32	32 - Hamerly, John & Laurie	Absent
33	33 - Orowitz, Jason	Absent
34	34 - Rudzinski, Shelia & Brandt	In person
35	35 - Kobernik, Ron & Cathy	In person
36	36 - Wincott, D Richard & Allison	In person
37	37 - Butler, Robert & Gail	In person

A quorum was established with 27 of 37 unit owners in attendance or represented by proxy. Also in attendance-Wanda Bearth, Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management staff (CBL).

### Reading/Approval of Past Meeting Minutes

R Wincott made the following-

- Motion: Waive formal reading and approve the August 4, 2017, meeting minutes as submitted by CBL
- 2<sup>nd</sup>: R Roth
- Vote: Unanimous approval

### Reports

#### President's Report

R Kobernik thanked the Board of Directors for the time they've volunteered toward helping the operating run smoothly and decision making based on homeowner's criteria. He also acknowledged CBL's staff for their grounds work, snow removal efforts and repairs around the complex. Snowcrest's new hot tub installation cost the HOA \$83,000; it was installed later than planned, yet it was opened before the Holidays. Currently, the Board and CBL are working on stabilizing the water temperature. Some of the factors that affect the water temperature include: the temperature within the pump room, the bubbler operation, the autofill and the cover. Recently, the Board purchased patio furniture and a new grill for the hot tub deck. Landscaping, most likely xeriscaping, will be installed on the hill next to the hot tub this fall. The Board voted in July to increase monthly dues by \$25 per month, beginning September 1, 2018, so that assessments will not have to be issued for normal operating costs. The bridge pier repair project has not been scheduled yet and will be postponed until at least next spring.

#### 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: The Board is budgeting for common and bridge walkway board replacements.
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 access to all Snowcrest units!

4. 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.
5. Roof: Last year Snow Team CB inspected the roof for damage following the heavy snow year and made repairs to the flashing, roof vents and fasteners and installed 4 new crickets. For 2018 we only need to complete minor repairs and inspect the roofs for the coming ski season. STCB is a sister company to CBL, with a year round crew trained in and insured for roof shoveling and repairs.
6. Weed Control: We have pulled, sprayed, and mowed weeds throughout the complex to comply with the town's ordinance.
7. Posts and Rails: Replaced and/or painted common posts and rails. CBL also painted, and replaced as needed, unit deck rails.
8. Hot Tub: The remodel is complete. We are still working out some of the bugs: the hot tub cover "assist" was not a great success so we removed it. We exchanged the hot tub pump with a variable pump so that the temperature does not go over 104 degrees – there will still be a small temperature swing but it should not be more than 5-7 degrees. People getting in and out, using the bubbler, and other factors will bring about the temperature changes. SC is also getting new patio furniture and BBQ grill for the hot tub area – Thanks Michael!
9. Hot Tub Landscaping: We hope to find at least one other bid before fall for the hot tub hill landscaping. We have talked about laying landscape fabric and adding rock, and possibly planting a few small bushes or trees.
10. Parking Lot: Sealco will perform a thorough crack repair and reseal the parking lot after this summer.
11. 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: [Snowcrestowners.org](http://Snowcrestowners.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.
12. 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.
13. 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](http://www.snowcrestcb.org)

### **Financial Reports**

Audited Fiscal Year Ending April 30, 2017 – L Friedman reported that the complete audit for that fiscal year has been posted to the HOA's website.

Fiscal Year Ending April 30, 2018-L Friedman and W Bearth reported that the year ended with \$152,180 in available cash. Of that, \$138,426 was allocated to capital reserves. The year ended with an operating net profit of \$12,370 and an overall bottom line of -\$22,780, following payment for capital projects. Excess Income Resolution-W Bearth explained the options for handling the excess operating revenue from the fiscal year ending April 30, 2018.

M Sturm made the following-

Motion: Apply 2018's excess revenues to the current year's expenses  
2<sup>nd</sup>: T Roth  
Vote: Unanimous approval

### **Old Business**

Prior Year's Capital Repairs - R Kobernik recapped the successful completion of the 2017-18 capital work which included: the hot tub project, several chimney replacements, roof repairs, electrical panel feed replacements and walkway work.

### **New Business**

Approved Budget – The operating budget was presented to the membership for review.

10 Year Capital Plan – R Leeds reviewed the capital plan with the group. This year, the Board has budgeted for walkway replacement in front of units 26-31, resealing the parking lot, replacement of 3 signs, landscaping behind the hot tub and the patio furniture and grill have already been replaced as part of the capital plan. Capital repair suggestions from owners included: evaluating/addressing the grip strut steps that are rusting, Direct TV installation, repairing and painting the unit decks and railings. The Board approved M Sturm's request to paint her own deck on the entrance level at her expense.

Hot tub hours – The hot tub hours were discussed, the closing time will remain at 9 p.m.

Updated Rules/Regulations – The rules and regulations have recently been updated to prohibit the operation of drones and similar equipment.

### **Election of Board of Directors**

R Kobernik asked for interest in serving on the Board of Directors. There will be a 3 year term up for re-election, which is currently held by R Kobernik. Two other seats are re-elected annual, and those are currently held by R Wincott and M Bole. D Albright said she would volunteer, if needed.

L Howalt made the following-

Motion: Re-elect R Kobernik to another 3 year term and R Wincott and M Bole to another 1 year term  
2<sup>nd</sup>: G Butler  
Vote: Unanimous approval

### **Next Meeting Date**

The next meeting, per the HOA's bylaws will be held at 9 a.m. on Friday, August 2, 2019.

### **Adjournment**

T McCoullough made the following-

Motion: Adjourn the meeting  
2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval

The meeting was adjourned at 10:20 a.m.