

Meeting Minutes

Snowcrest Condominium Association
Annual Homeowners Meeting
Three Seasons' Conference Room
Friday, July 30th, 2021 9:00 a.m. MT

Call to Order

Jerry Howalt called the meeting to order at 9 a.m. MT.

Proof of Notice

Formal notice was sent by mail, email and posted to the HOA website on July 5, 2021.

Roll Call/Establish Quorum

Owner	% Ownership	In Attendance	Proxy
01 - Baugh, Laura & Tony	2.70%	Y	
02 - Glen & Deborah Gentile	2.70%		Proxy to Andrew Tower
03 - San Juan Storage LLC	2.70%		Proxy to Jerry Howalt
04 - John Lauer & Chris Kraft	2.70%	Y	
05 - Bender, Dr. Joseph	2.70%		Proxy to Jerry Howalt
06 - Roth, Robert & Teresa	2.70%	Y	
07 - Rossi, Nicholas Smith	2.70%		
08 - Robinson, Kaleigh	2.70%		
09 - John Waterman	2.70%	Y	
10 - Snyder, Robalyn	2.70%		
11 - Snowcrest Condo LLC	2.70%		
12 - William & Susan Brooks	2.70%	Y	
13 - Murphy, James & Linda	2.70%		
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%		
18 - Graham & Kristin Godfrey	2.70%		
19 - Jake & Carla Brown	2.70%	Y	
20 - Lucia & Christopher Rooney	2.70%		Proxy to Jerry Howalt
21 - Howalt, Jerry A. & Lillian C. (VP)	2.70%	Y	
22 - Mason, Donald B. & Donald G.	2.70%		
23 - Bovay, Jamie & Sabrina (Sec/Treas)	2.70%	Y	
24 - Moench, David	2.70%		

25 - Conrad, Paul A	2.70%	Y	
26 - Hunter, Kirsten J.	2.70%	Y	
27 - Burks, Bryan and Jennifer (Director)	2.70%	Y	
28 - Seymour, Dave	2.70%		
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%		
34 - Melody & John Link	2.70%		Proxy to Sierra Bearth
35 - Kobernik, Ron & Cathy	2.70%	Y	
36 - Wincott, D Richard & Allison	2.70%		Proxy to Ron Kobernik
37 - Camelot WYO, LLC.	2.70%		Proxy to Jessica Sullivan

A quorum was established with 67.5% of the membership in attendance or represented by proxy. Also in attendance: Wanda Bearth, Sierra Bearth and Lee Friedman (CBL management staff).

Reading/Approval of Past Meeting Minutes

R Kobernik made the following-

- Motion: Waive formal reading and approve the July 31, 2021 minutes as submitted by CBL
- 2nd: J Howalt
- Vote: Unanimous Approval

Reports

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 work:

1. Landscaping – CBL teamed up with J Bird Gardner to get the tiered gardens planted with perennials. CBL has almost completed setting up an irrigation system to the tiered gardens and has been working diligently to get the lawn irrigation system set up more effectively. CBL removed the cluster of trees behind unit 22 for a third of the price quoted by a tree removal specialist. CBL also removed the tree in the tiered garden and the rotten tree in front of unit 30. CBL pruned all of the infected aspen tree branches and sprayed for worms to keep the aspen trees healthy. CBL has been working continuously to eradicate any weeds on property deemed "noxious" by the Town of Mt. CB.
2. Garage Doors – CBL purchased and installed 5 new garage door seals where the seals were failing. CBL noticed that several garage doors were not closing all the way at the top and letting out the warm air. CBL hired Kooler garage door to repair garages 3, 6, and 7 to close all the way, hopefully saving some costs on electricity this winter.
3. Parking lot – The parking lot is scheduled to have the large pot holes filled at the end of summer. CBL encountered a large oil spill in the parking lot and cleaned up the leak with an oil absorbent product.

4. Hot Tub – CBL removed the ventilation fan in the hot tub pump room, extended the ventilation duct and reinstalled the fan to increase air circulation and decrease the risk of the heater or pump overheating. CBL also assisted CB Hot Tub in replacing the sand filter.
5. Walkway – CBL replaced failed or collapsed boards where needed. We repaired the loose handrail leading to footbridge by removing decayed board lags and replacing with new. Blue Dog replaced the commemorative handrail above the laundry room. CBL also repaired the loose and disconnected railroad ties on the retaining wall off the access road below units 15/16.
6. Painting & Staining – CBL stained the new walkway one year after installation to seal the wood for longevity. CBL primed and painted the new handrail above the laundry after Blue Dog replaced it.
7. Unit Doors – Two new doors were installed and the Board adopted three acceptable doors for owners to choose from. Please contact CBL if your front door is in need of replacement.
8. Bridge – CBL met with the Town of Mt. CB to discuss repair options from the bridge including a grant through the DDA. CBL etched and repainted the Snowcrest sign on the bridge.
9. Stucco – CBL inspected the stucco with a qualified contractor and shared the repair bids with the Board for their consideration.
10. Laundry – One washing machine was down this winter for longer than we anticipated. The soap drawer was busted and allowing water to leak from the machine. The part was under warranty, but was back ordered. After a long wait, CBL purchased a backup drawer for quicker replacement in the future.
11. “Martin’s Old” Office – This space was rented out to a homeowner in Snowcrest who donated left over flooring to the association to redo the floors in that space.
12. Roof & Ceiling Inspections – CBL walked through units 11, 12, 13, 14, 15, 18, 20, 21 to inspect the ceiling for potential leaks through the chimney entrance as these roofs take heavy snow loads and have known issues. A leak was repaired in unit 18 this winter. CBL also noticed a broken sewer vent above unit 20. CBL inspected the sewer vents for other damage and hired San Juan Roofing to repair #20 & #24 vents.
13. Fireplace & Fire Extinguisher Inspections – High Mountain Hearth completed the fireplace inspection this spring to give owners time to make any necessary repairs before winter. CBL scheduled High Mountain Hearth to come back in September to inspect any missed units. Western Slope Fire & Safety will be inspecting the fire extinguishers in September. CBL will email and post notices on doors before the inspection. Please leave your fire extinguisher outside your unit door to decrease on labor costs and ensure your extinguisher gets inspected on the first round.
14. HOA Reminders -
 - a. Remodeling – You might not need a building permit from the town for certain renovations but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited to) plumbing or wiring or parking a dumpster on site. Please email Sierra@CrestedButteLodging.com for information on getting HOA approval to remodel
 - b. Keys – New owner, new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Snowcrest governing documents require the property manager have access. CBL can make copies of keys free of charge.

- c. Dogs – Only owners are allowed to have dogs on Snowcrest property. Please note, Mt. CB does have a leash law that requires pets to be on leash while outside. Please clean up after your pet.
 - d. STR – Please email Sierra@CrestedButteLodging.com for HOA Approval to Short Term Rent
 - e. Website – The association’s website is full of information! www.snowcrestcb.org
 - i. To join the owner directory, (found under Communication) email Sierra@CrestedButteLodging.com the contact info you’d like to be shared.
 - ii. Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, meeting minutes and other important items from the Snowcrest website. The password is: 40marcellina
15. COVID-19 - The Gunnison Valley Public Health Order in response to COVID19 sunset on July 1, 2021. Gunnison valley has enjoyed a busy summer full of travelers after a long year.

Financial Reports

Fiscal Year Ending April 2021-L Friedman reported that the last fiscal year ended with \$184,695 in available cash. Regular operating expenses were under budget by \$19,630.85 and the net income after \$9,602.22 in capital expenditures was \$90,387.07. There is \$46,504.02 in excess operating revenues for the fiscal year ending April 30, 2021.

Current Fiscal Year-As of June 30, 2021, the HOA had \$196,687 in available cash. Of that, \$150,424.61 was in the separate capital reserve fund and bank account. Operating expenses are running \$4,421.73 under budget. \$10,000 in capital expenditures has gone toward the deposit on the parking lot repairs and the 3rd party capital reserve study. The 3 capital fund balances were consolidated on the balance sheet to a single fund balance at the direction of the current board.

Excess Income Resolution

R Kobernik made the following-

- Motion: Forward the 2021 excess operating revenues to fund future expenses
- 2nd: T Roth
- Vote: The motion passed with approval from the majority of the members

New Business

Approved Budget-S Bearth reviewed the 21-22 operating budget with the members. The budget was developed using actual numbers where known and historical figures, otherwise. The dues were increased \$50 per month, per unit, in April. \$45 of that is reallocated to capital reserves each month.

10 Year Capital Plan-S Bearth reviewed this fiscal year’s approved capital plan which includes replacement of 2 unit entry doors, the reserve study, parking lot repairs and roof reseal.

Professional Reserve Study-S Bearth reviewed the reserve study provided by Global Solution Partners. After visiting the property in person, the company provided a 28 page study. Many of the members expressed dissatisfaction with the reserve study’s projected replacement costs. R Leeds pointed out that it did not appear that the company used accurate pricing for our area for the replacement of major components and the proposed replacement schedule was unrealistic, with small fractions scheduled each year.

Storage Unit Discussion-The cost per unit, based on building all 5 storage units, is \$3,000 each. S Bearth reported that the interest from homeowners has dwindled, upon learning the price to build. S Bovay will provide a sketch of the new storage units for owners to consider. CBL will follow up with the town of Mt Crested Butte.

Rules and Regulations Update-Fire codes do not allow smokers, charcoal or other solid fuel burning devices to be used on decks. Only gas grills equipped with tanks weighing 2.5 lbs. or less (water weight, which is approximately 1 lb. in gas weight) are allowed on unit decks.

Communication Preference Poll-S Bovay asked for preference in HOA communication. A brief email with a link to the association's web page was suggested.

Election of Board of Directors

3 Terms Opening-There are 2 seats vacated by Michael Bole and JD Crichton, both due to the sale of their units. The seat held by B Burks expires annually.

J Howalt asked for nominations and volunteers for the open 3 year term.

K Hunter nominated Randy Leeds for the 3 year term.

M Trapolino nominated Craig Meier for the 3 year term.

Randy Leeds was elected for the 3 year term, by secret ballot.

J Howalt asked for nominations and volunteers for the 2 -1 year terms. Bryan Burks was re-elected and Andrew Tower was elected to the 1 year terms.

2021-22 Board of Directors

Jerry Howalt, 3 year term expires 2022

Sabrina Bovay, 3 year term expires 2023

Randy Leeds, 3 year term expires 2024

Bryan Burks, 1 year term expires 2022

Andrew Tower, 1 year term expires 2022

Next Meeting Date

S Bovay made the following-

Motion: Hold a budget meeting for the membership on April 28, 2022 at 4 p.m.

MT

2nd: A Tower

Vote: Unanimous approval

S Bovay made the following-

Motion: Hold the annual HOA meeting on August 5, 2022 at 4 p.m. MT

2nd: A Tower

Vote: The motion passed with approval from the majority of the members

Adjournment

J Howalt adjourned the meeting at 11:55 a.m.