

Snowcrest Condominium Association
 Annual Homeowners Meeting Minutes
 Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado
 Friday, August 3, 2012 9:00 a.m. MDT

Call to Order

Randy Leeds, President, called the meeting to order at 9:00 a.m.

Proof of Notice

The meeting notice was mailed on June 21, 2012

Roll Call/Establish Quorum

In attendance	Unit number	Percentage of ownership
Roth, Robert & Teresa	6	2.7
Bathje, Ronald Charles Jr.	7	2.7
Powers, Brian & Jennifer	8	2.7
Buck, William	9	2.7
Polesky, Diane	12	2.7
Meier, Craig	15	2.7
Paul & Nancy Fry	16	2.7
Bole, Michael J	20	2.7
Howalt, Jerry A.	21	2.7
Lockwood, Gail	23	2.7
Leeds, Ranson & Stacy	30	2.7
Kobernik, Ron & Cathy	35	2.7
Wincott, D Richard	36	2.7
Butler, Gail	37	2.7

Represented by proxy	Unit numbers	Proxy to
Schoenebeck, Harris, McCullough/Bartholomew, Jerome, Higley	3, 17, 19, 22, 24	Michael Bole
Bender, Snyder, Garthwaite, Cachey, Hunter, vanBemmelen	5, 10, 11, 18, 26, 27	Randy Leeds
Simmons & Shoch, Fauser, Conrad, Wiseman	2, 4, 14, 25, 31	William Buck

A quorum was established with 30 homeowners present or represented by proxy.
 Also in attendance: Wanda Bearth and Grant Benton with Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Past Meeting Minutes

Ron Kobernik made the following-

- Motion: Approve the January 14, 2012 meeting minutes as submitted and approve the August 5, 2011 minutes after correction to roll call and quorum (adding K. Hunter).
- 2nd: Staci Leeds
- Vote: Unanimous approval

Reports

President's Report, presented by Randy Leeds:

For me, this year was primarily defined by 3 projects. Two were directives by our homeowners at last year's annual meeting and the other an ongoing capital project.

The rewrite of the Condominium Declarations went through without any major hick-ups. We want to note a special thanks to Wanda Bearth for all her efforts behind the scenes. She managed to keep everything moving along and diligently followed up on communications with the Attorney and Board members.

Finally got the WiFi going! We hope! Unfortunately it took most of the year to get it completed. This was mostly because winter set in by the time we felt we had found the right contractor that really knew what they were doing.

The crawl space work was the other major effort of the year. We were able to get more units done than expected as well as below the projected budget. However, there turned out to be some fine tuning issues concerning fan sizes and controls. We believe these issues are resolved and expect to complete the rest of the units this year; a year ahead of schedule.

Over all I believe we accomplished a lot this year.

Manager's Report:

Along with the standard repairs and upkeep such as: plowing, landscaping, and common cleaning, there were a number of other tasks. Some of the larger projects are listed below:

- Snowcrest now has an updated, upgradeable, new wi-fi system. CBL assisted with the wiring.
- Removed old paint around handrail spindles and repainted where needed.
- CBL had the roof repaired as needed, adding a test cricket and recently ordered 15 more to install after the summer season.
- CBL will schedule the inspections of the common fire extinguishers with our other HOA's before November 15th.
- Assisted Gunnison Valley Heating with the continued work on the moisture mediations in the crawl spaces.
- Assisted Williams Electric with the crawl space wiring.
- Stained old railroad tie retaining walls (still working on the last of the walls).
- CB Lodging has completed minor repairs and has received bids for repairing/updating the walkway bridge.
- I would really like to thank the owners of 37 for letting us sneak into their unit over the weekends and remove a truck load of dirt from their crawl space so that the floor joists are no longer touching the ground. While the subfloor was removed we had Gunnison Valley Heating

- CBL installed a motion sensor thermostat inside the conference room.

Financial Report:

Wanda Bearth advised that the audit for the fiscal year ending April 30, 2011 had still not been received from the auditor and that it would be posted to Snowcrestowners.org upon receipt. Fiscal year ending April 30, 2012 ended with \$110,048 in available cash with \$23,715 allocated to the capital fund; \$22,045 to the operating fund and \$66,600 to the roof fund. The year end profit was \$70,621.

Old Business

Randy Leeds reminded the membership that the condominium declaration had been successfully amended and a copy is available on the association's website.

Richard Bathje mentioned that the photo eye in the laundry room needs adjusting so it doesn't turn off unexpectedly. He also questioned whether the vendors would bring in machines that accept dollar bills instead of quarters. Grant Benton reminded him that the company that maintains the washer/dryers was considering pulling the machines so he didn't think replacement was an option.

New Business

Craig Meier asked Randy Leeds to explain the need for the crawl space work; he explained that they were cleaned out, vapor barrier installed, insulated and venting added to avoid issues with mold and radon.

Michael Bole questioned the wi-fi selection, Rick Wincott explained issues encountered with the concrete walls. Bole asked about process for selecting contractors and asked if owners could participate.

Robert Roth asked if the bridge was going to be included in the 5 year capital plan. Randy Leeds outlined the major renovation planned within the next two years.

Richard Bathje asked about making rules to control unsightly wood storage; and whether the board considered satellite TV; amount of watering on terraced gardens; parking lot reseal.

Randy Leeds reminded everyone that while all the suggestions from the group are noted, the board struggles with controlling the annual assessment.

Election of Board of Directors

Both 1 year terms and the 3 year term held by Ron Kobernik expire this year.

Staci Leeds made the following-

Motion:	Nominate Ron Kobernik for another 3 year term.
2 nd :	Michael Bole
Vote:	Unanimous approval

William Buck made the following-

Motion:	Nominate Rick Wincott for a 1 year term
2 nd :	Gail Butler

Jerry Howalt made the following-

Motion: Nominate Mike Bole for a 1 year term
2nd: Richard Bathje

Rick Wincott was elected to the 1 year term by majority vote conducted by secret ballot.

Mike Bole made the following-

Motion: Nominate Jerry Howalt for a 1 year term
2nd: Paul Fry, unit 16
Vote: Unanimous approval

Adjournment

Randy Leeds made the following-

Motion: Adjourn the meeting
2nd: William
Vote: Unanimous approval

The meeting was adjourned at 10:55 a.m.