

Snowcrest Condominium Association
Board of Directors Quarterly Meeting Minutes
Conference Call
April 8, 2022 ~ 2pm MT

Call to Order

R Leeds called the meeting to order at 2:00 p.m.

Roll Call/Establish Quorum

In attendance-

Randy Leeds
Jerry Howalt
Andrew Tower
Bryan Burks
Sabrina Bovay

A quorum was established with all 5 board members in attendance.

Also in attendance, Crested Butte Lodging & Property Management staff -

Sierra Bearth
Wanda Bearth
Matt Hart

Proof of Notice

Notice was emailed and posted to the website on March 29, 2022.

Reading and Approval of Meeting Minutes

J Howalt made the following-

Motion: Waive formal reading and approve the November 5, 2021, meeting minutes as submitted by CBL
2nd: S Bovay
Vote: Unanimous approval

Manager's Report

S Bearth reported that 2 units are 60 days past due, a demand letter will be sent at 90 days, per the HOAs collection policy. Units 18 and 21 are scheduled for roof repairs this spring, having noticed evidence of leak around the chimney inside. The screw and glue will be performed simultaneously.

Old Business

Governance Policies

R Leeds made the following-

Motion: Approve the governance policies as submitted by CBL
2nd: J Howalt
Vote: Unanimous approval

Storage Unit Discussion – S Bearth informed the group that she had invited another contractor to consider the project. More snow will need to melt prior obtaining engineered plans.

New Business

Proposed Operating Budget-\$50/month/unit increase was recommended by R Leeds because of the continually increasing operating costs such as insurance, water/sewer, cable and electric. We're also doing more roof snow removal which has saved the chimneys and crickets from damage this year. A portion of the proposed special assessment would repay some of the operating overspend last year. B Burks suggested increasing the monthly dues by \$100 with the extra \$50 reallocated to the capital fund in order to reduce the special capital assessment needed for the bridge work from \$2,400/unit to \$1,800/unit.

Proposed 10 Year Plan

Bridge Repairs-R Leeds led a discussion regarding the bridge repairs. He anticipates that the final numbers will be lower, as SCJ Alliance Consulting Services quoted time and materials, and he recommended that the board approve the proposals so that the HOA may move forward. The phase 2 cost estimate is \$60,000 for the structural assessment; Phase 3 will include preparing a list of repairs obtaining bids and includes limited management and oversight of the project, carrying a cost of \$37,000.

After further discussion regarding increasing the monthly dues in order to reduce the size of the special capital assessment, the board directed CBL to update the budgets accordingly and distribute the changes to the Board and facilitate a vote via email.

S Bovay made the following-

Motion: Move forward with phase 2 of the SCJ proposal
2nd: J Howalt
Vote: Unanimous approval

Adjournment

B Burks made the following-

Motion: Adjourn the meeting
2nd: J Howalt
Vote: Unanimous approval

The meeting was adjourned at 3:26 p.m.