

**Meeting Minutes**  
Snowcrest Condominium Association  
Annual Board of Directors Meeting  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 2, 2019

**Call to Order**

Ron Kobernik called the meeting to order at 11:24am MDT.

**Roll Call/Establish Quorum**

In attendance-

Ron Kobernik  
Jerry Howalt  
Randy Leeds  
Michael Bole

A quorum was established with 4 Board members in attendance.

Also in attendance, Wanda Bearth, Grant Benton, Lee Friedman and Sierra Bearth, Crested Butte Lodging and Property Management staff (CBL).

**Election of Board Officers**

J Howalt made the following-

Motion: Elect M Bole as Secretary and B Burks as an officer and continue with the same slate of officers for the other 3 Board seats  
2<sup>nd</sup>: M Bole  
Vote: Unanimous approval

This year's slate of officers (and term expiration)-  
Ron Kobernik, President (3 year term expires 2021)  
Jerry Howalt, Vice President (3 year term expires 2022)  
Randy Leeds, Treasurer (3 year term expires 2020)  
Michael Bole, Secretary (1 year term expires 2020)  
Bryan Burks, Director (1 year term expires 2020)

**Reading/Approval of Past Meeting Minutes**

J Howalt made the following-

Motion: Waive the formal reading of the August 3, 2018 minutes and approve as submitted by CBL  
2<sup>nd</sup>: R Leeds  
Vote: Unanimous approval

## **Reports**

### Manager's Report

G Benton informed the Board Timberline Mechanical will not take the sewage job, so the association will have to find a contractor out of Montrose or Grand Junction. R Kobernik requested that Rodney look at the line and see what CBL can do. The Board agreed this is a priority and would like to make a permanent repair.

### Financial Report - Owner accounts

W Bearth noted there is one owner 30 days in arrears, all other owners are in good standing.

## **Old Business**

### Bridge Report

Management feels town may be losing interest in remodeling the bridge. The Board is not interested in funding a cosmetic upgrade of the bridge that may result in increased maintenance costs for the members.

### Dog Rule

The Board had nothing further to add on the dog rule.

## **New Business**

### 10 Year Plan

R Leeds volunteered to review 10 year plan and offer input to the Board and management.

### Parking Lot Maintenance Schedule

G Benton informed the Board that the parking lot is scheduled to be resealed this fall.

### Third Party Audit Decision

R Kobernik made the following-

- |                   |   |
|-------------------|---|
| Motion:           | Complete an audit every other year starting with auditing the fiscal year ending April 2019 |
| 2 <sup>nd</sup> : | R Leeds   |
| Vote:             | Unanimous approval  |

## **Unscheduled Business**

M Bole asked about the status of the walkway Boards. G Benton provided the Board two bids for replacing the walkway. M Bole wanted to make sure the round headed timber locks are used. The Board would like GFC to bid the walkway again using 3x6 Douglas fir timbers. R Kobernik would like to have G Benton ask GFC about gluing and screwing the Boards together to add strength and what that would add to the bid. The Board will vote on this via email after G Benton gets more information.

R Kobernik stated that the triangle by unit 17 and the triangle next to 32, and next to the access road, should not be watered or mowed; let it go natural beginning next summer.

G Benton informed the Board he has some mulch samples to present to the Board in place of some of the grass areas. R Kobernik suggested getting some low growing green cover for those areas.

**Establish Date of Next Meeting**

The next Board meeting will be held on July 31<sup>st</sup>, 2020 after the homeowner's annual meeting.

**Adjournment**

R Leeds made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: R Kobernik

Vote: Unanimous approval

The meeting was adjourned at 12:04pm MDT.