

**Snowcrest Condominium Association  
Annual Homeowners Meeting Minutes  
Three Seasons Conference Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 1, 2014 9:00 a.m. MDT**

**Call to Order**

Ron Kobernik, HOA President, called the meeting to order at 9:10 a.m.

**Proof of Notice**

Proof of notice was mailed 42 days prior to the meeting.

**Roll Call/Establish Quorum**

<b>In Attendance</b>	<b>Unit Number</b>	<b>Percentage of Ownership</b>
Tony Baugh, Andy Beaver	1	2.7
Bruce Fauser	4 and 14	5.4
Robert & Teresa Roth	6	2.7
'RB' Bathje	7	2.7
Brian & Jen Powers	8	2.7
William Buck	9	2.7
Ted McCullough (by phone)	19	2.7
Jerry & Lillian Howalt	21	2.7
Randy & Stacy Leeds	30	2.7
Ron & Cathy Kobernik	35	2.7
<b>Represented by Proxy-Named Proxy</b>	<b>Unit Number</b>	<b>Percentage of Ownership</b>
Simmons & Shoch-William Buck	2	2.7
Dr. Joseph Bender-Ron Kobernik	5	2.7
Robalyn Snyder-Ron Kobernik	10	2.7
Barbee, Arth, Winner, Warren-RB Bathje	11	2.7
Carl & Diane Polesky-Ron Kobernik	12	2.7
Craig Meier, Judith Harris-Randy Leeds	15	2.7
Charlotte Harris, Steve Dobson-R Kobernik	17	2.7
Michael Bole-Jerry Howalt	20	2.7
Gail Lockwood-William Buck	23	2.7
Doug Higley-William Buck	24	2.7
Kirsten Hunter-Tony Baugh	26	2.7
Atje vanBemmelen-Randy Leeds	27	2.7
Tom & Karen Wiseman-Ron Kobernik	31	2.7

A quorum was established with 64.8% of the membership in attendance 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

W Buck made the following-

Motion: Waive formal reading of the August 2, 2013, meeting minutes and approve as submitted by CBL

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

Vote: Unanimous Approval

## President's Report

R Kobernik welcomed the group to the annual meeting and introduced Board members: William Buck (Vice President), Jerry Howalt (Secretary), and Randy Leeds (Treasurer). Rick Wincott was not in attendance. Kobernik stated that the Board's objective was in making decisions related to the property in the owners' best interest and encouraged feedback. It was a good year financially and he congratulated CBL on their efforts in adhering to the budget while maintaining the complex. The bridge was not done last year due to the contractor's over extending on other projects in town, so the Board postponed the work until spring to avoid winter construction. Pinnacle Construction had an early start but as per the 'norm' in Crested Butte, the work continued longer than anticipated. It was finally finished last week; there are cost overruns due to decay of infrastructure that wasn't visible prior to opening up bridge. The damage to the chimneys was an unexpected and unfortunate event in February, following significant snow fall. Kobernik offered apologies to the owners who had to be without their wood burning stoves this winter while we were awaiting repairs. He furthered, that this is the 3<sup>rd</sup> or 4<sup>th</sup> cricket design for protecting chimneys and therefore, the Board is not replacing any more until the design has been fully tested. If they hold up for 3-4 years they will set up a schedule to replace the remaining chimneys, starting with the lower units which are the most at risk from sliding snow. The garden at the entrance was newly installed by CBL and the sign has been shored up and painted. This year's capital projects include the bridge, and the handrails and wainscoting will be re-stained in September.

## 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. Entrance: Paula from CBL (with opinions from everyone at CBL!) has been dressing up the front entrance of Snowcrest.
  - The trees have been pruned
  - New weed barrier and rock laid
  - The slope was changed by building up the south edge with rock
  - The sign frame was rebuilt and repositioned and we'll be installing a solar light
  - Colorful perennials are being planted, as they demand less water
2. Wi-fi: The company that installed the wi-fi equipment has been working with CBL on tracking and blocking various websites (YouTube, Netflix, etc) that are slowing down the wi-fi for everyone. The wi-fi was setup for basic web browsing and email use. We have tracked at least 3 units that are streaming movies on AppleTV devices, and 4 laptops have been compromised by spam sending bots. This malicious traffic has been determined to be an instance of the "Pushdo" virus, also known as "Cutwail" or "Pandex." PLEASE use legal and updated virus protection software and do weekly scans on all of your devices. CenturyLink can disconnect Snowcrest's

internet service if we continue to receive these warnings. CBL is working with the Board to come up with options on a faster internet feed... but getting faster internet is second to stopping people from streaming videos and downloading large files, as well as having infected computers that continually take up large amounts of bandwidth.

3. Walk bridge: It is completed. We have spoke with a number of people that praise the new look. The town is working with CB Electric to replace their old sign light with a new LED fixture. All the lighting on the bridge is LED. After Labor Day CBL will be staining the foot boards.
4. Crawl space: We continue to monitor the crawl space fans, but let us know if you are concerned about your fan, such as noise.
5. Staining: We have hired a contractor to sand and re-stain the handrails and the wainscoting.
6. Chimneys: CBL hired the chimney contractor and welder to repair some of the chimney flues. The new flues are built with a protective steel sleeve surrounding them.
7. Fireplace/Chimney inspections: We had the fireplace/chimneys inspected – they will be inspected again toward the end of August.
8. Fire extinguishers: They have been inspected – they will be inspected and replaced as needed again this fall.
9. Firewood has been ordered – please email me before September 1<sup>st</sup> if you would like to purchase firewood from CBL.
10. Carbon Monoxide Detectors-Owners are reminded that rental units are required by state law to have CO detectors installed.

### **Financial Report**

W Bearth reported that the fiscal year ending April 30, 2014 closed with \$162,792 on deposit with the bank, \$22,424 in liabilities pending against that amount and \$6,075 in deposits is pending. \$30,210 is allocated to the capital fund; \$17,866 to the operating fund and \$102,120 to the roof fund. The year ended with a net profit of \$39,071, primarily because the bridge work was funded but delayed until this fiscal year. Total expenses were over budget by \$10,069, mostly due to the snow removal costs and the initiation of the chimney repairs.

### **Old Business**

Prior year's capital projects-the parking lot seal-coating was completed as planned. The bridge work delay had already been discussed.

### **New Business**

Miscellaneous items-R Roth asked if the electrical systems would be updated. R Leeds confirmed that it is in the 10 year plan, year 2016. J Powers inquired about painting her own entry and decks. R Leeds advised that this work is an HOA expense, but if an owner wanted to complete that work before the HOA was ready, the Board would likely approve the reimbursement of the materials. RB asked that the Board review construction rules for contractors.

Hot tub-A Beaver asked about upgrading the hot tub, and looking for methods to control poachers. R Kobernik said 50% of owners resisted putting in the hot tub originally in the 80s and feels that is the same now. When it was replaced last time (7 years ago), the Board had push back from owners, and

they compromised with a lesser quality tub. Replacement is estimated at \$20,000, depending on structural work underneath; Cost to maintain on a monthly basis is \$1,000. To remedy the poaching situation, CBL will install a new cable with a combination lock.

R Roth made the following-

Motion: Send owners a survey asking for their preference with regards to the hot tub. Survey questions to ask preference-

1. Do nothing
2. Upgrade the existing tub, include cost and life expectancy of repairs
3. Install new tub
4. Install new tub and new fencing to prohibit poachers

Amendment: R Roth accepted W Buck's amendment to the motion which was to add a 5<sup>th</sup> item to the list-remove tub

2<sup>nd</sup>: B Powers

Vote: Unanimous Approval

R Kobernik directed CBL to get bids for repairing/re-piping and also fully replacing the tub and installing a new, taller, fence. He will write a letter to send to the owners.

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

One 3-year and two 1-year terms are available.

W Buck made the following-

Motion: R Leeds to serve another 3 year term

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

Vote: Unanimous approval

W Buck made the following-

Motion: R Wincott to serve a 1 year term

2<sup>nd</sup>: J Howalt

Vote: Unanimous approval

W Buck made the following-

Motion: J Howalt to serve a 1 year term

2<sup>nd</sup>: L Howalt

Vote: Unanimous approval

The Board of Directors (term expiration)

Randy Leeds (2017)

Jerry Howalt (2015)

Richard Wincott (2015)

William Buck (2016)

Ron Kobernik (2015)

### **Establish Date of Next Meeting**

The next annual homeowners meeting will be held on July 31, 2015, as per the bylaws.

### **Unscheduled Business**

B Powers acknowledged the Board for their service to the HOA; R Roth expressed appreciation for CBL's management of the property.

T Baugh asked if the front doors will be replaced soon. R Leeds responded that the current plan is to do the replacements in 3 phases and that units 1-9 may be allowed to have a different style door, given that their entry is not visible until you are at the top of their stairs. He confirmed that screen doors will be allowed, but that is a direct owner's expense.

### **Adjournment**

W Buck made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: J Powers

Vote: Unanimous approval

The meeting was adjourned at 10:45 a.m.