

**Snowcrest Condominium Association  
Annual Homeowners Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Friday, August 5<sup>th</sup>, 2016 9:00 a.m. MDT**

**Call to Order**

Ron Kobernik, HOA President, called the meeting to order at 9:00 a.m.

**Proof of Notice**

Notice was sent on July 7, 2016, a copy of which was included in the meeting packet.

**Roll Call/Establish Quorum**

<b>Unit</b>	<b>Owner</b>	<b>Attendance</b>
1	Baugh, Laura & Tony	In person
2	Simmons & Shoch	By proxy to Ron Kobernik
5	Bender, Dr. Joseph	By proxy to Ron Kobernik
6	Roth, Robert & Teresa	In person
7	Rossi, Nicholas Smith	By proxy to Ron Kobernik
9	Buck, William	In person
11	Barbee, Arth, Warren, Winner	By proxy to Josh Sanders
14	Bush, Andrew & Marion Trapolino	In person
15	Meier, Craig & Harris, Judith	In person
16	SLS Properties--Nancy & Paul Fry	In person
17	Dobson, Stephen	By proxy to Ron Kobernik
18	Cachey, Diana & Joseph III	By proxy to Michael Bole
19	McCullough /Bartholomew	By proxy to Ron Kobernik
20	Bole, Michael J	In person
21	Howalt, Jerry A. & Lillian C.	In person
22	Mason, Donald B. & Donald G.	In person
25	Conrad, Paul A	By proxy to William Buck
26	Hunter, Kirsten J.	By telephone
30	Leeds, Ranson & Stacy	In person
31	Wiseman, Thomas H. & Karen	By proxy to Ron Kobernik
34	Rudzinski, Shelia & Brandt	By telephone
35	Kobernik, Ron & Cathy	In person
36	Wincott, D Richard & Allison	By proxy to Ron Kobernik
37	Butler, Robert & Gail	In person

A quorum was established with 24 of 37 owners in attendance or represented by proxy.

Also in attendance-

Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management (CBL).

**Reading/Approval of Past Meeting Minutes**

W Buck made the following-

- Motion: Waive formal reading of the August 31, 2015, minutes and approve as submitted by CBL
- 2<sup>nd</sup>: J Howalt
- Vote: Unanimous approval

## Reports

### President's Report

R Kobernik extended a thank you to Board members for their time and effort donated to benefit all members of the HOA. He thanked CBL and offered that they are the "best management company that Snowcrest has ever worked with".

He reminded owners to contact CBL or himself with any issues. The hot tub is due for replacement in 2017 and per the poll taken at last year's meeting, CBL has been gathering estimates for the new tub as well as fencing, decking, a gate and lock. The new tub is expected to be roughly the same size and self-contained. The cost is anticipated to be close to \$30,000.

The asphalt is deteriorating and that problem is being addressed this year, as well as portions of the walkways around the complex. CBL is working with the town manager on a bridge repair plan, and it is expected that town will cover half of the cost.

In response to a question regarding the storage closets, Ron explained that construction needs to be approved by the Board, and are available on a first come, first served basis. They were originally limited to 1 storage closet per unit, and only 4 were built in the first year then none were built for many years, but they eventually became more popular and unit owners were allowed to build 2 closets. Currently, the lower level is nearly built out. Owners with garages are not allowed to have a storage closet, given that they already have that dedicated HOA space that includes room for storage in front of the vehicle.

Ron advised that an increase in dues is necessary, as costs for utilities continue to rise. He proposed a \$25 per unit, per month increase.

After homeowner input, R Kobernik made the following-

- |                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Motion:           | Increase the monthly dues by \$25 per unit, per month, beginning with the September 2016 statement |
| 2 <sup>nd</sup> : | R Leeds                                                                                            |
| Vote:             | The motion passed with a majority vote from homeowners                                             |

### 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. Walkway Boards: CB Lodging replaced and stained deteriorated boards as needed. We will be replacing more this fall.
2. Crawl space: We continue to monitor the crawl spaces please let us know if you have any questions or comments. We had to replace 1 fan.
3. Outside crawl space access doors were painted to reduce the reflection of the hallway light.
4. New LED light fixtures have replaced most of the older fixtures around the complex.
5. CB Lodging installed the new grill on the hot tub deck.
6. The walkway and old deck just south of unit #1 was removed and the walkway rebuilt and new railing was installed.
7. Some aspen trees had died and needed to be removed.
8. Fireplace/Chimney inspections: We had the fireplace/chimneys inspected – they will be inspected again this fall.
9. Smoke Detectors: We have reported to the HOA building insurance auditor that the units within SC have new current smoke and CO detectors and new batteries in each. Every fall CBL has been instructed to replace smoke/CO detector batteries in all detectors in all units and common spaces. CBL and the Board would much rather have the owners, or their agent, replace their own detector batteries every fall and email: Grant@crestedbuttelodging.com so we can inform

the building insurance company. If Grant does not receive emails from owners that they have replaced their smoke and CO detector batteries by October 1 of every year CBL will need to access the owner's unit and do the work per the Board and HOA insurance.

10. Fire extinguishers: They have been inspected – they will be inspected, repaired, or replaced as needed again this fall.
11. The Town of Mount Crested Butte has given CB Lodging the drawings for repairing the Snowcrest pedestrian bridge. Contractors have been contacted so that we can collect bids. The Town, CB Lodging, and Snowcrest will work together to complete this work in 2017.
12. We had issues with the sewer line outside of the laundry so we jetted the lines and ran a camera down the lines – not large issues, just the regular small dips in the lines were noticed.
13. We have pulled, sprayed, and mowed weeds throughout the complex to comply with the town's ordinance.
14. The entry garden has been reworked with better soil and more flowers.
15. CB Lodging has had a number of phone calls from owners and board members about dogs off leash and owners of those dogs not picking up after the dogs. To avoid rule changes that might not allow any dogs in the future, or higher dues from increased insurance premiums please inform your unit manager of the rules found on the Snowcrest website: [Snowcrestowners.org](http://Snowcrestowners.org) Remember that only owners are allowed dogs. Short term and long term tenants and friends of the owners are not allowed to have dogs on the Snowcrest property.

### **Financial Reports**

Fiscal Year End-W Bearth reported that the HOA's fiscal year ended with over \$172,000 in available cash. All numbers given are pre-audit. The capital replacement balance is low, because that fund is drawn on every year to cover the cost of repairs. Owners contribute \$24,420 each year to that fund, or \$55 per owner, per month. Any special assessment dollars are included in the capital fund balance. The roof fund continues to grow, with a balance of \$137,946 at year's end. Regular operating expenses came in slightly under budget and the net income is \$29,797. Audits are posted to the HOAs website annually.

Budget-The operating and capital budget was reviewed.

### **Old Business**

Prior Year's Capital Repairs-Included deck replacement near unit 1; several entry doors were replaced and the parking lot was seal coated.

Hot Tub Discussion-R Kobernik led a discussion regarding options for replacement and suggestions for the surrounding area.

### **New Business**

Current Year's Capital Repairs-The Board has budgeted for bridge repairs, a few front door replacements, electrical panel inspections, driveway repairs and more painting and staining around the complex.

Excess Income Resolution-W Bearth explained the options for handling the anticipated \$4,148.75 excess income over regular operating expenses.

R Leeds made the following-

Motion:	Forward the excess revenues to future capital expenses
2 <sup>nd</sup> :	R Kobernik
Vote:	Unanimous approval

A resolution was signed and filed with the HOA records.

## **Election of Board of Directors**

Both 1-year terms are up for election.

W Buck made the following-

Motion: Re-elect J Howalt for another 1 year term  
2<sup>nd</sup>: R Leeds  
Vote: Unanimous approval

W Buck made the following-

Motion: Re-elect R Wincott for another 1 year term  
2<sup>nd</sup>: G Butler  
Vote: Unanimous approval

The 3 year term, currently held by W Buck is up for election.

R Wincott made the following-

Motion: Re-elect W Buck for another 3 year term  
2<sup>nd</sup>: G Butler

M Bole made the following-

Motion: Elect Judith Harris to serve a 3 year term  
2<sup>nd</sup>: P Fry

Given the contest, a secret ballot was conducted. W Buck won the election by a majority vote from the membership.

## The 2016-2017 Board of Directors and term expiration

William Buck – 2019

Rick Wincott – 2017

Jerry Howalt – 2017

Ron Kobernik – 2018

Randy Leeds – 2017

The officer positions will be determined by the Board at their next meeting.

## **Next Meeting Date**

R Leeds made the following-

Motion: Hold the next annual meeting on August 4, 2017  
2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval

## **Adjournment**

W Buck made the following-

Motion: Adjourn the meeting  
2<sup>nd</sup>: J Howalt  
Vote: Unanimous approval

The meeting was adjourned at 11:00 a.m.