

Meeting Minutes

Three Seasons Condominium Owner's Association Annual Meeting
Conference Call

Friday, August 7th, 2020 at 9am MDT

Call to Order

Jeff Steere called the meeting to order at 9:04am MDT.

Proof of Notice

Proof of notice was included in the meeting materials.

Roll Call/Establish Quorum

In attendance-

Name	Unit	In Attendance	Proxy
Linda & Tony Sansing	TS131		Jeff Steere
Jeffrey & Vicki Steere	TS133	Y	
Stephan & Joshua Quentz	TS135		Wanda Bearth
Peter J. Hovanec	TS136	Y	
Robert and Judith Griffin	TS137		Sierra Bearth
Arthur & Laurel Cole	TS138		Walt Mauro
Karma Lama & Chimey Do	TS139		Grant Benton
William O. Florian	TS141		Walt Mauro
Krista Hoiland & Eric Your	TS142	Y	
Holly D Smith	TS143		Walt Mauro
Tyler Ferris	TS201	Y	
Henry Molumphy & Mary F	TS202	Y	
Daniel R and Peggy C Zer	TS203	Y	
James & Kathryn Norris	TS204		Wanda Bearth
Allan B Chodor	TS205	Y	
Joseph & Barbara Schoer	TS231	Y	
Stephan Quentzel	TS235		Wanda Bearth
Stephan Quentzel	TS237		Wanda Bearth
Fairinda West & Jill Ander	TS238		Wanda Bearth
Jason & Jacqueline Grimm	TS242	Y	
Jerry & Alenka Vobornik	TS243	Y	
Sedillos, LLC.	TS302	Y	
Tom Mauro	TS304		Walt Mauro
Jacqueline & Robert Jorda	TS305		Walt Mauro
Lee & Ruth MacDonald - F	TS308	Y	
Tom Mauro	TS331		Walt Mauro
Thierry L. Champaille	TS332	Y	
Raymond Casey	TS333	Y	

Patrick & Deborah Muro	TS334	Y	
Alex Kaiser	TS335		Alenka Vobornik
Michael David Barr	TS336	Y	
Alex Kaiser	TS337		Alenka Vobornik
Carol Anne Miller	TS340		Walt Mauro
Scott Brickert	TS341	Y	
James & Connie Rehberg	TS342	Y	
Nicholas C. & Caroline Bru	TS343	Y	
Barrett & Estelle Sullivan	TS344	Y	
Thomas & Natalie Klem	TSC 2 - 3		Wanda Bearth
Todd & Amy Girand	TSC 4 - 6		Walt Mauro
Team Prep USA	TSC07 - Tea	Y	
WWB Properties, LLC	TSC09/11 - V	Y	

A quorum was established with 69.52% of the ownership in attendance or represented by proxy.

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

Reading and Approval of Past Minutes

June 3, 2019

July 15, 2020

T Mauro made the following –

Motion: Waive the formal reading of the June 3, 2019 and July 15, 2020 meeting minutes and approve as drafted by CBL
 2nd: S Brickert
 Discussion: None
 Vote: Unanimous approval

Reports

Financial Report

Fiscal Year Ending May 30, 2020 Financials

W Bearth reviewed the balance sheet, noting the association had over \$198,000 in available cash at the end of the fiscal year. W Bearth noted the negative operating balance, which the special assessment is replenishing. She explained the \$113,020 deposit that has been made to Seal Co for the parking lot is represented on the balance sheet. G Benton informed the ownership the cable and pulley system had to be replaced on the dumbwaiter, creating that general ledger to go over budget. W Bearth reported the HOA ended the year with some excess revenue. The net income for the fiscal year was \$110,517. W Mauro proposed several questions for CBL. W Bearth explained why CBL uses their own credit card for certain online purchases, and CBL will look into some alternatives for the association. CBL will research fencing options for the pool to replace the cover and safety options to prevent guests from jumping off higher floors into the pool. W Bearth explained a slider door's seal failed, and according to the declaration, the slider door is the responsibility of the HOA. W Bearth reported that the HOA paid \$0.33 per square foot for the recent carpet cleaning. The Board will discuss purchasing floor mats and/or a carpet cleaner. W Bearth explained that a 15% discount was applied when calculating the flat fee in the management contract. She further explained flat fee covers building cleaning, pool and hot tub balancing, ground shoveling, landscaping, parking patrol, and deck patrol.

Fiscal Year to Date Financials

W Bearth noted the association is under budget one month into the fiscal year.

Excess Income Resolution YE 2020

W Bearth explained the options of paying taxes on the revenue, returning it to owners, or forwarding it to future expenses.

J Steere made the following –

Motion:	Forward excess revenues for the fiscal year ending May 31, 2020 to future expenses
2 nd :	P Muro
Discussion:	W Bearth noted over \$8,000 in excess revenue
Vote:	Unanimous approval

Manager's Report

G Benton reviewed the following –

- 1. COVID-19: The Public Information Officer has reported that our county is at risk of being moved to the more restrictive 'yellow' zone, as 2 indicators have already been met (3 or more testing positive per day for any 3 days in a 7 day period and the 14 day average is more than 5% positive). Please help keep us in the 'blue' zone by continuing to practice physical distancing, wearing your mask in public and washing your hands frequently. Moving into the yellow zone will put further restrictions on restaurants, retail, gathering sizes, and limit occupancy in lodges to 50%.*
- 2. Dec Amendment: The HOA's declaration was amended at a special meeting of the homeowners on July 15th. The amendment eliminated mortgagee approval for future declaration amendments and also replaced the requirement for 'as conveyed' coverage with 'bare walls' coverage for the master insurance policy. The insurance adjustment will go into effect on September 15th (2020). CBL has emailed (twice) and mailed information to use when you speak to your agent about adjustments that may be needed for your interior coverage.*
- 3. Landscaping: South side garden wood border around the aspen and rocks needed attention. We purchased and cared for flower baskets and mowed and pulled weeds as needed.*
- 4. Stucco: Stucco was repaired on the building and those repairs were painted. The east side stucco repair from last year was fixed correctly at no charge.*
- 5. Hot tub and pool: We slowed the leak in hot tub which seems to be on the east side. We replaced the hot tub cover and repaired the pool cover. We also repaired the pool cover motor.*
- 6. Laundry: We installed 1 new washer and 1 new dryer in the common laundry room.*
- 7. Fire Panel: We worked with Superior Alarm and the Fire Department in order to update the fire alarm panel. As of August 1, 2020 the fire panel and all detectors are working. We are ordering and installing updated signage; called CB Electric to replace a breaker; worked with Electronic Solutions on testing the fire panel phone line, and other small items.*
- 8. Painting/Staining: CBL stained the railroad tie trim on top of the east side concrete retaining wall – we also painted the concrete wall in order to camouflage the numerous chips and cosmetic damage.*
- 9. Cameras: We ran new cables for two security cameras.*

10. *Men's Room:* The men's common bathroom was remodeled; it's now sporting a granite counter, new sinks, faucets and stall backsplash and divider. The tile and grout were deep cleaned and the walls were painted.

11. *Plumbing:* We cleared multiple drain lines throughout the year. Please remind your friends, family, and tenants to use only toilet paper and try not put food or grease in the kitchen sinks – even if they use the disposal. We flushed drain lines as needed.

12. *Dumbwaiter:* CB Lodging repaired the dumbwaiter as needed. ThyssenKrupp – elevator company – did some minor repairs to the cabling and lubed cables.

13. *Parking Lot:* CBL did some asphalt patching in the parking lot to get us through the summer. The full replacement of the lot is set for September, the exact day is not yet known and CBL will notify owners in advance.

14. *South Deck:* The SW side of the common deck was shored up. Repairs or replacement for the entire deck are included on the capital plan.

15. *Fire Extinguishers/Smoke Detectors:* The fire extinguishers were recertified in the fall of 2020. Please remember CBL will need access to all Three Seasons units for these inspections and cleanings. Please remind your guest to not remove smoke detectors – there are stickers on the building smoke detectors informing folks that there is a \$200 fine for removing the detector. Removing the fire detector can cause the alarm to go off in the entire building and be very costly to have it reinstalled, please call us if you need assistance.

16. *Balconies/Decks:* CB Lodging repaired unit decks as needed and then stained unit decks.

17. *Dumpster:* Waste Management will not take discarded electronics. Gunnison's recycle center is open the first Monday of every month. The recycle center charges by the pound and CBL charges mileage, so it's a savings for homeowners to mark their calendar and bring down their TVs, printers and other electronics on the first Monday.

18. Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other important items from the Three Seasons website: www.3seasonscb.com ...

Old Business

Declaration Amendment Progress Report

W Bearth reminded homeowners to align their insurance policy with the updated HOA coverage by September 15th, 2020.

Approved 2 Year Capital Plan Progress Report

W Bearth reported that the 2019 work is completed and the 2020 work will be completed later this year.

New Business

10 Year Capital Plan

W Bearth pointed out the sauna replacement and game room upgrades were deferred to a future year.

Approved Operating Budget

W Bearth presented the approved operating budget. There is not a dues increase and there is not a raise requested by CBL. The budget has an operating income of \$737.00.

J Steere made the following-

Motion: Approve the operating budget as drafted by CBL
2nd: M Barr
Discussion: None
Vote: Unanimous approval

Election of Board of Directors: 3 Terms Open

<u>Current Directors</u>	<u>Term Expiration</u>	
Jeff Steere	2020	
Josh Quentzel	2022	Resigned; Remaining Term Open
Wanda Bearth	2022	
Trent Sanderson	2022	
Connie Rehberg	2021	
Pat Muro	2020	
Joe Schoen	2021	

W Bearth reported Josh Quentzel recently resigned from the Board of Directors.

T Mauro made the following –

Nomination: Walt Mauro
2nd: J Martuccio

C Rehberg made the following-

Nomination(s): Jeff Steere and Pat Muro
2nd: J Schoen

P Muro declined his nomination.

C Rehberg made the following-

Motion: Elect J Steere and W Mauro to the Board of Directors
2nd: T Sanderson
Discussion: J Steere explained the benefit of having 7 Board members
Vote: Unanimous approval

Members Open Forum

J Martuccio would like the Board to consider a chair lift in the stairwells. R Casey requested a directory of residents to share with owners.

Establish Date of Next Annual Meeting

S Brickert made the following-

Motion: Hold the next annual meeting on June 7, 2021 at 9am MDT
2nd: J Steere
Discussion: Owners requested to continue to use Zoom for meetings
Vote: Unanimous approval

Adjourn

J Steere adjourned the meeting at 11:51am MDT.