

MEETING MINUTES

**Three Seasons Board of Directors Meeting
Three Seasons Condominiums, Mt. Crested Butte, Colorado
Monday, January 18, 2021 5PM (MST) ~ Conference Call**

Call to Order

J Steere called the meeting to order at 5:08pm MST.

Roll Call/Establish Quorum

In attendance –

Jeff Steere
Trent Sanderson
Walt Mauro
Pat Muro
Wanda Bearth

A quorum was established with 5 Board members in attendance,

Also in attendance, Wanda Bearth, Nick Sledge, and Sierra Bearth, Crested Butte Lodging and Property Management staff (CBL).

Reading and Approval of Past Minutes

October 7, 2020

J Steere made the following-

Motion:	Waive the formal reading of the October 7, 2020 meeting minutes and approve as drafted by CBL
2 nd :	T Sanderson
Discussion:	None
Vote:	Unanimous approval

Reports

Financial Report

S Bearth reported that the association has \$271,433 in available cash, and year to date the association is running under budget by about \$9,200. This is largely due to snow removal on the roof being behind pace due to a lack of snow.

Manager's Report

Pool Cover and Boiler

W Bearth reported that the repairs were completed by Thanksgiving day and open for use. The cover was sown by a local upholstery company.

Carpet Cleaning Machine

W Bearth reported that the team is trained on proper use for the machine and has a routine. W Mauro suggested cleaning the carpets more regularly, maybe once a month or so.

Parking Lot Capacity

W Bearth reported that the rasta lot is open across the street and employees are parking there on busy days. Overall, the Three Seasons has not been over crowded.

Conference Room Interest

W Bearth reported that no owners at Three Seasons have expressed interest in renting the conference room. The ad to rent the conference room garnered no interest for \$1,500 per month.

J Steere made the following-

- Motion: Advertise the conference space for \$950 month
- 2nd: P Muro
- Discussion: The Board discussed allowing a month to month, quarterly or yearlong lease
- Vote: Unanimous approval

Hot Tub Heater Opinion

W Bearth informed the Board that two local hot tub dealers felt that a gas heater would not have much advantage as a gas heater will need more maintenance. N Sledge informed the Board that the hot tub has a slow leak that hasn't been identified with the use of cameras. He also reported that the jets push a lot of sand into the tub, and the sand has destroyed the impeller in the baffle cartridge filter. The jets have been shut off to prevent this, and one way to diagnose this issue would be to pull up the tile.

343 Electric Bill

S Bearth reported that CBL noticed a shut off notice on the door of 343. CBL entered the unit to confirm power was off and then contacted GCEA to pay the delinquent amount and get heat going in the unit to protect surrounding units from freezing pipes. GCEA did not remember taking payment from CBL and caused some confusion with the owner.

Old Business

Routine/Annual Maintenance

N Sledge reviewed the routine and annual maintenance checklist that CBL completes. The list includes checking for cleanliness, landscaping, greasing and testing doors, checking for lighting issue, roof inspections, etc. The Board would like a calendar put together of opened and closed amenities and other expected regular maintenance items. S Bearth will send a draft version to the Board via email.

Capital Plan Progress

J Steere recommended adding seal coating to the parking lot in next year's capital plan in fall, around September. N Sledge reported CBL has received some bids to replace the north entry door. CBL has also looked at replacing the south door which has some concrete crumbling beneath it. W Bearth reported that CBL will send out a proposed capital plan in the next several weeks.

Pool Fencing

W Bearth reported CBL found some issues with the fence that Cowboy Steel had designed including needing doors and the wooden surround remedied. The Board directed CBL to get a bid on a brand new cover and a plexi-glass alternative.

New Business

P Muro requested a cleaning calendar. CBL will draft one and circulate to the Board. P Muro asked about disbursing some of CBL's vehicles. W Bearth informed the Board that CBL does disburse their vehicles during high occupancy, and CBL will move their vehicles to the least desirable parking spaces and have an employee take one vehicle home.

Unscheduled Business

J Steere asked about monitoring common hallways to make sure there are not personal belongings in the common areas.

J Steere made the following-

- Motion: Send a warning letter to unit 308 regarding their personal belongings being left in the common areas and that a fine will follow upon the next occurrence
- 2nd: W Mauro
- Discussion: The Board discussed the flooring and storage container left in the common area for several weeks
- Vote: Unanimous approval

Establish Date for Next Meeting

The next meeting will be determined via email after the budget and capital plan are prepared.

Adjourn

The meeting was adjourned at 6:52pm.