

**Mt. Crested Butte-Timberline Condominiums  
Owners Association Meeting Minutes  
Friday, August 8<sup>th</sup>, 2008    3:00 PM MDT  
Timberline Unit 101A  
Mt Crested Butte, Colorado**

**Call to Order**

Aimee Bell, President, called the meeting to order at 4:09 p.m.

**Proof of Notice**

Notice was mailed June 25, 2008, 43 days prior to the meeting date.

**Roll Call/Establish Quorum**

<u>Attending in person</u>	<u>Unit #</u>	<u>% of Ownership</u>
Grant and Christy Benton	104B	4.1408
Zeno Wall	201A	2.9647
Mike McKenzie	204B	4.4439
Tom Boles	307B	3.5491
Danny and Jessica Hartigan	101A	2.3511

<u>Attending via telephone</u>	<u>Unit #</u>	<u>% of Ownership</u>
Aimee Bell	303B	3.5491
Eldon Cramer	304B	4.4439

<u>Represented via proxy</u>	<u>Unit #</u>	<u>% of Ownership</u>
John & Cindy Rolston	304A	2.3511
Karen Turner	103B	2.5995
Tery Baskin	303A	2.3511
Zee Holt	202A	2.9647

A quorum was established with 35.71% of the membership in attendance or represented by proxy.

Crested Butte Lodging & Property Management (CBL) staff in attendance:

Wanda Bearth  
Patrick Seaman

**Reading and Approval of Past Meeting Minutes**

Aimee made the following:

Motion:      Waive formal reading of the August 10, 2007 meeting minutes and approve as presented.

2<sup>nd</sup>:      Christy

Vote:      Unanimous approval

## **Reports**

Managers Report- Grant advised that in the past year, CBL has attended to the following:

1. CBL would like to thank your Board President Aimee Bell and her wonderful husband (Mike Downer) for the hard work they did shoveling last winter! And what a winter it was!
2. A thank you goes out to an owner who wishes to remain anonymous for the garden located at the bottom of A/B stairs. With the Boards input, CBL would like to expand and add further gardens/landscaping.
3. Dumpster - The new Town ordinance requires that there be a locking mechanism for the 2 dumpster doors. CBL had the chain locks placed on the dumpsters and we – along with the Timberline Caretaker Gerry – monitored the dumpsters to make sure they are locked at all times. There is a \$100.00 fine for not having the dumpsters locked.
4. Lawn - CBL with advice from the Board and local home owners has allowed the natural grasses and flowers to grow with minimal assistance.
5. With the strong advice of the Mt. Crested Butte Town building inspector, CBL and Gerry installed railings along the driveway next to Treasury Point.
6. Gerry has removed the many years of paint on the front walkways and applied stain.
7. Gerry, with CBL's assistance, has removed all of the old wooden rails along the front walk ways and stained and replaced the new rails.
8. Gerry has replaced the old lights along the front walkways with new lights.
9. Insurance - Timberline had an insurance audit and has given a list of required and non-required items to be in place by next year.
10. We are aware that many homeowners prefer to insure their contents (furniture, etc.) with the same company that is providing coverage for the association. Please understand that this is solely your decision and you are not required to change insurance carriers.

Financial Report-Wanda advised that as of June 30, 2008, the association had \$38,438 in available cash. Fiscal year-to-date revenues were \$199.94 ahead of budget, due mostly to additional late fees. Operating expenses were \$11,807.31 over budget, due to the excessive cost of snow removal during the previous winter. Net profit for the year is \$13,986.98. Since the retaining wall had been paid off in December, the financial health of the association had improved. Doug Gorman has finished the tax preparation for the past several years.

## **Old Business**

Hot Tub-Aimee polled the owners present as to whether they'd like to see the hot tub replaced at an estimated cost of \$16,000 for the tub and another \$5,000 for the deck. The consensus was that the roof was a more urgent concern and that the hot tub should not be replaced.

## **New Business**

Dog Trial Period-The year-long trial period, allowing owner's dogs on the complex was discussed. The Board will consider an extension of the trial period during their meeting, following this meeting.

Traveler's Insurance Audit-Recommendations made by Traveler's were reviewed. Grant advised that CBL was working on the financially feasible items and will address the more expensive and extensive items with the Board.

Deck Repair Behind A Building-Bulldog Remodeling was the only company to present a bid. It was requested that CBL investigate the use of other materials such as recycled composite boards.

Deck Railings-Christy suggested using plexiglass panels, instead of standard railings. Owners are encouraged to take pictures of desired railing styles.

Website-Patrick updated the group regarding the progress on the association's website. Aimee requested that the site be kept as simple as possible.

## **Board Election**

Tom nominated Aimee to the Board-Grant seconded.

Aimee nominated Tom to the Board-Danny seconded.

Aimee nominated Danny to the Board-Christy seconded.

Aimed nominated Grant to the Board-Danny seconded.

Aimee nominated Katie to the Board-Danny seconded.

Aimee closed nominations and Mike McKenzie made the following:

Motion: To approve the slate of Directors.

2<sup>nd</sup>: Christy

Vote: Unanimous approval

## **Members Open Forum**

Eldon encouraged the Board to schedule the roof replacement in the next 2 years. Grant advised that he has a bid for \$90,000 - \$140,000, depending on type of roof installed. Asphalt shingles or cedar shakes are preferred over metal roofs in order to lessen snow slides onto the walkway.

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

Moving the meeting to September 11 or 18 was discussed for 2009. CBL was directed to email owners for their preference.

### **Adjournment**

Aimee made the following:

Motion: To adjourn  
2<sup>nd</sup>: Christy  
Vote: Unanimous approval

The meeting was adjourned at 5:30 p.m.

Approved: \_\_\_\_\_  
(date)