

**Mt. Crested Butte-Timberline Condominiums Homeowners Meeting
Timberline Unit 202A
32 Hunter Hill Rd, Mt. Crested Butte, CO
January 11, 2014 – 4:00pm**

Call to Order

Aimee Bell, President, called the meeting to order at 4:00 p.m.

Proof of Notice

Proof of notice was enclosed in the meeting packet.

Roll Call/Establish Quorum

<u>Attending in person</u>	<u>Unit #</u>	<u>% of Ownership</u>
Grant Benton	104B	4.1408
Aimee Bell & Mike Downer	303B	3.5491
Richard Vila	101B/201B	7.237
Holly & Dave Chavez, Mark Cowen	202A	2.9647
Jim Chamberlin	204A	2.3511
Roger & Amy Rolfe	208B	3.6185

<u>Represented via proxy</u>	<u>Unit #</u>	<u>% of Ownership</u>
Nimrouzi (Ramine Nimrouzi)	101A/301A	5.3341
Baskin (G Benton)	303A	2.3511

A quorum was established with 31.55% of the membership in attendance or represented by proxy.

Also in attendance-Wanda Bearth, Crested Butte Property Lodging & Property Management, Inc.

Reading and Approval of Past Meeting Minutes

Aimee made the following-

- Motion: Following the addition of Holly and Dave to the list of attendees at last year's meeting, waive formal reading and approve the minutes
- 2nd: Grant
- Vote: Unanimous approval

Reports

Managers Report presented by Grant.

The larger projects completed in the past 12 months include:

1. All sliding glass patio doors have been replaced – the project has been inspected by Ben White Architecture. The project is 100% complete. All comments about the new sliding glass doors have been very positive.
2. Minor work to: emergency lighting, fire suppression heads, sewer drains, and adding grip-struts to the stairs.

For 2014 we are considering doing the following projects at the Boards direction:

1. Chimney Flues/Fireplace inserts.
2. Working with the Board to create a plan to replace all unit smoke/CO detector batteries on an annual basis and keeping a log per the HOA insurance.
3. Adding more grip-struts to the stairs and walkways.
4. Sewer back up/Hotsy work in B.
5. Removing the old hot tub and deck – as well as removing all the old items under the deck. We will then add handrails to the stairs and walkway where the deck connected to the walkway.
6. Continuing with updating the landscaping with more trees and mulch.
7. Painting and staining as needed.
8. Upgrades to the Wi-fi.

NOTE: Enough tenants and owners have been using the Wi-fi for streaming movies and downloading large files from websites like Pirate Bay to completely shut down the wi-fi for the rest of the HOA. This simple Wi-fi system is only designed to be used to check email and basic websites. I have suggested to the Board that the wi-fi be discontinued or that the Board comes up with an idea to prevent the wi-fi from being abused.

Following the manager's report, Roger made some suggestions for consideration by management and the Board, including: Remedy for the erosion of the concrete above the B building, such as a French drain; And, addition of a solid fence above the walkway which is situated above the property to retain snow.

Neighboring Real Estate Update-Aimee and Wanda reported that the neighboring, decaying house next door, AKA-the yellow house, was purchased several weeks ago, following the Public Trustee's auction.

Financial Report-

Wanda presented the approved operating budget for the 2013-14 year to the group. She reported that for the current fiscal year, as of 11/30/13, the HOA had \$127,078 in available cash; the loan balance was \$86,644; regular operating expenses were \$1895 under budget. The prior year's financials will be posted to the association's website upon completion of the annual audit.

Old Business

Fireplace/Chimneys-Bill Waring with Hearth and Home presented to the group, options for replacement including a high efficiency wood burning stove or a fireplace with a catalytic converter. He advised that the boxes cannot be replaced through the front side, due to the decorative rock that overlaps the box edges which would have to be removed or cut to facilitate the removal and replacement of the new unit. Additionally, replacement of the box from the back would mean that the siding has to be removed and there was some discussion regarding the aging siding and the need for its inevitable replacement. When pushed for a cost, Bill thought \$5,000 for replacement of the fireplace box and the flue would be a starting point, however, the demolition work on the siding and the siding replacement (labor and materials) would be additional and would need to be bid by a carpenter. The Board requested further fireplace box options and specs and will resume the discussion upon receipt of that information.

New Business

Smoke/CO detectors-Grant advised that the insurance inspectors for other CBL managed HOAs have required an annual inspection/battery replacement program with logs maintained by the HOA and recommended that Timberline follow suit with the process.

Plumbing issues- A unit in the B building experienced a significant sewer backup into both toilets and tubs 2 weeks ago. The line was snaked and then flushed with a fire hose and a camera was sent down. It was found that there was a section of the cast iron sewer pipe that had rusted out, so rocks were allowed to plug the line. The units plumbing (B104) is back in service, but the repairs are not complete as the concrete floor needs to be replaced, along with the tile.

Board of Directors Election

Nomination for Aimee by Grant with a 2nd from Rick.

Nomination for Holly by Mike with a 2nd from Grant.

Nomination for Rick by Roger with a 2nd from Aimee.

Nomination for Grant by Aimee with a 2nd from Rick.

There were no further nominations and Aimee announced the new board of Directors, serving a one year term on behalf of the association to be:

Aimee Bell

Rick Vila

Grant Benton

Holly Chavez

Establish Date of Next Annual Meeting

Grant made the following-

Motion: Hold next year's annual meeting on January 24, 2015.

2nd: Rick

Vote: Unanimous approval

The exact time and location will be announced via mail 30-50 days prior to that date.

Aimee noted that fireplaces, retaining walls, windows and siding are on the Board's list for future consideration. Roger expressed interest in serving on committees to aid the Board.

Adjournment

Mike made the following-

Motion: Adjourn the meeting

2nd: Roger

Vote: Unanimous approval

The meeting was adjourned at 7 p.m.