

West Elk Townhouses Owners Association

Board of Directors Annual Meeting Minutes

April 6th, 2023 at 1:00p.m. MT.

Held via conference call

Call to Order

C. Caukin called the meeting to order at 1:08 pm MT

Roll Call/Establish Quorum

In attendance-

Craig Caukin
Jim Williamson
Suzie Dexter

A quorum was established with 100% of the board in attendance. Also in attendance, Sierra Bearth and Matthew Hart, Crested Butte Lodging and Property Management (CBL).

Election of Officers

J. Williamson made the following-

Motion: Officers retain their currently held positions for another 3-year term
2nd: C. Caukin
Discussion: None
Vote: The vote passed unanimously

This year's slate of officers is as follows:

Craig Caukin- President (term expires 2026)
Jim Williamson- Vice President (term expires 2024)
Suzie Dexter- Secretary/Treasurer (term expires 2025)

Reading/Approval of Past Meeting Minutes

-March 30, 2022

made the following-

Motion: Waive the reading of the March 30, 2022 meeting minutes.
2nd: J. Williamson
Discussion: None
Vote: The vote passed unanimously

-Electronic Vote Log

C. Caukin made the following-

Motion:	Accept the Electronic vote log as presented.
2 nd :	J. Williamson
Discussion	None
Vote:	The vote passed unanimously

Reports

-A/R Report

-Manager's Report

The only thing to add to the managers report from the HOA meeting is that the egress windows have been cleared behind units 7 and 8. No damage was done to the building or retaining walls.

Old Business

-Roof Completion & Inspection

M. Hart reported that the town of Mt. CB will be inspecting the roof once more snow melts out. M. Hart will coordinate a meeting with Jim Averill, and Jim Withey to discuss the punch list items needing completed before final payout.

New / Unscheduled Business

-Annual Meeting Considerations

M. Hart presented his findings on sauna operational costs to the board. The sauna should cost roughly .65/hour to heat at the current GCEA rate (May, 2023). He also presented his options for securing the sauna so only owners may use it. The board requested putting together total cost to get the sauna up and secured, and asked that M. Hart share his findings with the HOA once that total is calculated. S. Bearth also mentioned that CBL will begin researching a handrail for the retaining wall in the driveway. S. Bearth asked that M. Hart take on this estimate as well.

-Capital Budget Considerations

S. Bearth reported that the HOA members will be special assessed \$5k each for a total of \$55k to pay back the capital fund. The board was comfortable with the \$34k in capital work scheduled this year, and requested accurate estimates on costs for the sauna and the handrail to be presented to the HOA once completed.

Establish Date of Next Meeting

The did not choose to schedule the next meeting at this time.

Adjourn

C. Caukin made the following-

Motion:	Adjourn the meeting
2 nd :	J. Williamson
Discussion:	None
Vote:	The vote passed unanimously

The meeting adjourned at 1:31pm MT.

DRAFT