

**Mt. Crested Butte – WEST ELK Condominiums
Owners Association Meeting Minutes
Thursday, March 29, 2012 4:00 PM
Three Seasons Conference Room
Mt Crested Butte, Colorado**

Call to Order

Suzie Dexter, President, called the meeting to order 4:05 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>
Suzie Dexter	6	9.09

<u>Attending via phone</u>	<u>Unit #</u>	<u>% of Ownership</u>
Craig Caukin	11	9.09
Gary Brown	1	9.09
Jacqueline Maxfield	10	9.09

<u>Represented via proxy</u>	<u>Unit #</u>	<u>% of Ownership</u>
Alan Wade*	4	9.09
Jim Williamson*	8	9.09
Kay Braziel*	2	9.09

*Suzie Dexter was proxied

A quorum was established with 63.63% of the membership in attendance or represented by proxy.

Crested Butte Lodging & Property Management (CBL) staff in attendance:
Wanda Bearth and Grant Benton

Reading and Approval of Past Meeting Minutes

Suzie made the following:

- Motion: Waive formal reading of the March 31, 2011 meeting minutes and approve as presented.
- 2nd: Gary
- Vote: Unanimous approval

President's Report

Suzie led a discussion on the status of unit 12, the caretaker's unit. The last correspondence from the association's attorney advised the HOA not to accept the dedication agreement as altered and presented by JR Young's legal counsel.

Jacqueline made the following:

- Motion: CBL is to further discuss the signing of the dedication agreement with the HOA's attorney and authorize moving forward with legal steps including filing suit with a budget of \$3,000.
- 2nd: Gary
- Vote: Unanimous approval

Manager's Report

Some of the items Crested Butte Lodging performed with the guidance of the West Elk Board in 2011:

1. Repaired and painted/stained any trim that was damaged during the past winter.
2. Secured and enclosed outside TV cable for south units.
3. Swept drive and recycled the gravel for next winter. (Regular maintenance)
4. Installed, and replaced as needed, parking lot blocks.
5. Set up sprinkler system. Weed and feed grass. (Regular maintenance)
6. As a test last spring replaced #11 unit outside stair light fixture with a test fixture that has photo eye (dusk til dawn) as well as motion sensor. Installed another light fixture for full time resident at #6 for input.
7. Concluded discussions for Rule changes. New Rules and Regulations are on the West Elk Website:
www.westelkcb.com
8. Discussion of Wi-fi for the West Elk complex.
9. Asphalt Patch at top of drive at road
10. Roof "screw and glue". Caulked flashings and tightened loose roof screws.

Items Crested Butte Lodging would like to perform with the guidance of the West Elk Board in 2012:

1. Repair and paint trim/spot painting
2. TV Cable/wires behind units 1-6 (7 & 9)
3. Fire extinguisher inspections
4. Asphalt repair as needed (cracks showing)
5. Caulk / Paint Chimneys
6. Retaining wall
7. Decking repair: Hot tub
8. Rock/bark in lieu of grass south of #11

Crested Butte Lodging's goal is to find ways to save the HOA and the homeowners money. We all like being *Green*, but we personally like saving Green.

Financial Report

Lee reported that for the fiscal year ending 12/31/2011, the HOA had \$15,800 in available cash. Expenses were under budget by \$1,773 even with the write off of the Browne balance. Net profit for the year was \$4,400.

Old Business

Hot tub replacement-Wanda presented bids for hot tub replacement and refurbishment of the hot tub room per Craig’s request earlier this year. She advised the group of the new ADA regulations which will take effect on May 15, 2012 which will require a lift to be installed, regardless of the accessibility of the units themselves. The bids available did not include installation of a lift. CBL will send a survey to owners asking for preference on replacing the hot tub vs. removing it and installing exercise equipment.

Garage floor, unit 4-Grant advised that number 4’s garage floor has settled and the prior management company had shored up the common wall sitting on the floor years ago. Upon today’s inspection, the supports are still solid. It was agreed that no further repairs are necessary and CBL will periodically inspect the repair.

New Business

Summer capital repairs-CBL presented a list of suggested projects.

Craig made the following:

- Motion: Repair trim; scrape and paint the sills and siding above decks; seal cracks in the asphalt; repair/paint damaged siding and trim and caulk around chimneys; complete minor repair to bottom of east retaining wall at a cost estimated to be \$10,600 by CBL.
- 2nd: Suzie
- Vote: Unanimous Approval

Election of Board of Directors (3 year term)

Jim’s term for the Board of Directors is up for reelection.

Suzie accepted nominations for Jim and Jacqueline. After counting the votes and proxied votes, it was determined that Jim won the election.

- Jim’s term will expire at the annual meeting in 2015
- Susie’s term will expire at the annual meeting in 2014
- Craig’s term will expire at the annual meeting in 2014

Establish Date of Next Annual Meeting

The next annual homeowners meeting will be March 28, 2013, location to be announced closer to the meeting date.

Adjournment

Suzie made the following-

- Motion: Adjourn the annual meeting
- 2nd: Craig
- Vote: Unanimous approval

Approved: _____
(Date)