

WEST ELK Townhouses
Owners Association Conference Call Meeting Minutes
Monday, December 3, 2012 4:00 PM (MST)
701 Gothic Rd., Mt. Crested Butte, CO

Call to Order

Suzie Dexter, Association President, called the meeting to order at 3:00 p.m.

Proof of Notice

Notice was mailed by way of USPS on November 2, 2012 and a copy of the notice is filed in the Association records.

Roll Call/Establish Quorum

<u>In Attendance</u>	<u>Unit #</u>	<u>% of Ownership</u>
Gary Brown	1	9.09
John Braziel	2	9.09
Tanya Santiago	4	9.09
Kyle Preston	5	9.09
Suzie Dexter	6	9.09
John Drogos	7	9.09
Jim Williamson (Sec/Treas)	8	9.09
Shirley Yeager	9	9.09
Jacqueline Maxfield	10	9.09
Craig Caukin (VP)	11	9.09

A quorum was established with 10 of 11 owners in attendance.

Also in Attendance

Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management (CBL)

Agenda Item

CBL presented the following estimates and costs associated with installing and maintaining a hot tub:

One Time Charges

Sliding doors, non-wood option: **\$2350**

Hot tub removal/replacement: **\$8021**

Tile floor in hot tub area: **\$1634**

Repair or replacement of exhaust fan: **\$750.00**

Clean up by CBL, prior to occupying the room again: **\$650**

Total: **\$13405**

Estimate of monthly maintenance thereafter

Daily cleaning and testing **\$600** (Adjusted for off seasons-closed 5 mos.)

Supplies/parts: **\$70.00** (Adjusted for off seasons)

Electric: **\$65.00** (Adjusted for off seasons)

Cleaning baths, floors/Supplies: **\$135.00** (Adjusted for off seasons)

Increase in HOA Insurance: **\$20.00**

Closing pool-done by caretaker. **\$0**

Total monthly upkeep: \$890

Suzie Dexter called for a poll of the owners. The owners of units 1, 4, 5, 7 and 11 were interested in moving forward with the hot tub project and the owners of units 2, 6, 8, 9 and 10 were not. Since the poll didn't indicate support 'for' or 'against' a new hot tub, it was not followed with a formal motion for replacement.

Craig Caukin made the following-

- Motion: Hold special meeting on January 15, 2013, to discuss the replacement of the hot tub and possibly vote on the matter.
- 2nd: The motion was not seconded.

Craig Caukin made the following-

- Motion: Obtain meeting notice waivers from owners for the purpose of establishing a new meeting date with a shorter advance notice, following the sale of units 3 and 10.
- 2nd: Suzie Dexter
- Vote: Unanimous approval

Gary Brown suggested emailing the waivers, including this meeting's minutes and openly copying each of the members, rather than blind copy. Wanda Bearth asked if anyone was opposed to using their email addresses in such a manner and no one expressed any concerns.

Craig Caukin directed CBL to email the Association's Rules & Regulations again, with a reminder regarding rules for remodeling condominium interiors.

Suzie adjourned the meeting at 4 p.m.