

**Mt. Crested Butte – WEST ELK Condominiums**

**Owners Association Meeting Minutes**

**Thursday, March 31, 2011 4:00 PM MDT**

**Three Season's Conference Room**

**Mt Crested Butte, Colorado**

**Call to Order**

Suzie Dexter, President, called the meeting to order 4:05pm

**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>
Jim Williamson	#8	9.09
Craig Caukin	#11	9.09
John Drogos	#7	9.09
Gary Brown	#1	9.09
Herbert Maxfield	#10	9.09
<u>Represented via proxy</u>	<u>Unit #</u>	<u>% of Ownership</u>
Alan Wade	#4	9.09
Clement & Sally Anderson	#3	9.09
John and Kay Braziel	#2	9.09

A quorum was established with 81.8% of the membership in attendance or represented by proxy.

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

Grant Benton – Property Manager, Lee Friedman – Accountant, Christopher DeFelice – Maintenance Manager.

### **Reading and Approval of Past Meeting Minutes**

Suzie made the following:

Motion: Waive formal reading of the June 24, 2010 meeting minutes and approve as presented.

2<sup>nd</sup>: Craig

Vote: Unanimous approval

### **Manager's Report**

Grant reported the following:

With almost 300" of beautiful powder for the winter ski season we are now focused on the summer for guests and owners, and for maintenance throughout the complex. As with any building - the Crested Butte winters take a toll on the West Elk complex. As we work hard to stay ahead of the winter snow and ice we all think about how we can perform preventative maintenance next year. Some of the items Crested Butte Lodging performed with the guidance of the West Elk Board in 2010:

1. Resealed the parking lot in August
2. Window and exhaust repairs behind 10 and 11.
3. South wall beside 11 painted.
4. Unit decks painted.
5. Worked with Waste Management to control dumpster costs.
6. Rules Drafted for Board discussion in the spring of 2011.
7. Created and posted a West Elk website: [www.westelkcb.com](http://www.westelkcb.com)

Below are items that we would like to tackle in the summer of 2011:

#1 – Repair and paint trim - \$1000.00

#2 – TV Cable – max \$1500

#3 – Sweep drive – (Regular Maintenance)

#4 – Parking blocks (rubber) - \$400.00 -

#5 – Set up sprinkler/Landscaping – (Regular Maintenance)

#6 – Purchase & install shed roof motion sensor light fixture for test at Suzie’s \$140.00

#7 – Fire extinguisher inspections - \$220.00

#8 – Rule Changes – Board will review and get back to CBL.

#9 – WIFI – NO.

#10 – Reseal drive – Completed 2010/No need.

#11 – Asphalt repair at the top of drive from Castle road - \$1000

#12 – Roof Screw and Glue - \$1000.00

#13 – Retaining wall – \$1000.00

#14 - Unit #1 to #7 big crack in the asphalt – fix ASAP, and outside #11 railroad tie to grass fix ASAP. NO CHARGE! JUNE 1<sup>st</sup>!

### **Financial Report**

Lee reported that for the fiscal year ending 12/31/2010, the association collected \$1,025.59 less in revenues than budgeted; regular operating expenses were \$4,620.42 under budget. The association had \$20,435.15 in available cash with \$3,717.18 in liabilities pending against that balance.

### **Old Business**

Grant reported that the items that were assessed in 2010 were completed.

WE #12 status was discussed and more information will be delivered to the Board at a later date.

### **New Business**

From the Managers Report earlier...Below are items that we would like to tackle in the summer of 2011:

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#5 – Set up sprinkler/Landscaping – (Regular Maintenance)

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#14 - Unit #1 to #7 big cracks in the asphalt – fix ASAP, and outside #11 railroad tie to grass fix ASAP. Grant will figure a way for a no charge if possible. Try to complete in JUNE.

Jim Williamson made the following-

Motion: To accept the items above as written by Grant above with a total budget of \$6500..

2<sup>nd</sup>: Craig

Vote: Unanimous approval

### **Election of Board of Directors (3 year term)**

Suzie nominated Craig to serve on the Board of Directors. Jim seconded the nomination.

Craig nominates Suzie to serve on the Board of Directors. Jim seconded the nomination.

Suzie made the following-

Motion: Close nominations and approve the slate of directors for 2011.

2<sup>nd</sup>: Craig

Vote: Unanimous approval

Jim’s term expires 2012.

Susie’s term will expire 3/31/2014

Craig's term will expire 3/31/2014

**Establish Date of Next Annual Meeting**

The next annual homeowners meeting will be March 29, 2012.

**Adjournment**

Suzie made the following-

Motion: Adjourn the annual meeting

2<sup>nd</sup>: Jim

Vote: Unanimous approval

Approved: \_\_\_\_\_

(Date)