

**West Elk Townhouses Owners Association  
Annual Board of Directors Meeting  
Tuesday, April 2, 2013 6 p.m.  
Three Seasons Conference Room  
Mt Crested Butte, Colorado**

**Call to Order**

Suzie Dexter called the meeting to order at 6:15 p.m.

**Roll Call/Establish Quorum**

Suzie Dexter and Craig Caukin (via telephone) were in attendance.  
A quorum was established with 2 of 3 Board members in attendance.

Also in attendance:

Gary Brown, homeowner-unit 1.

Wanda Bearth, Grant Benton and Lee Friedman with Crested Butte Lodging & Property Management (CBL).

**Election of Officers**

Craig Caukin made the following-

Motion: Seat Suzie Dexter as Vice President, himself as President and  
Jim Williamson as Secretary/Treasurer  
2<sup>nd</sup>: Suzie  
Vote: Approved

**Reading/Approval of Past Meeting Minutes**

Suzie Dexter made the following-

Motion: Waive formal reading of the meeting minutes from the March 29,  
2012 meeting and approve as submitted by CBL  
2<sup>nd</sup>: Craig Caukin  
Vote: Approved

**Managers Report**

CBL did not have any additions to the report presented at the earlier owners meeting.

**Financial Report**

CBL did not have any additions to the report presented at the earlier owners meeting.

**Old Business**

Operating Budget

Craig Caukin made the following-

Motion: Accept the operating budget as submitted by CBL, which allows  
for \$3,149 to be re-allocated to the capital fund from the regular  
dues  
2<sup>nd</sup>: Suzie  
Vote: Approved

Craig Caukin made the following-

Motion: Open a new account for capital reserves  
2<sup>nd</sup>: Suzie  
Vote: Approved

#### IRS Excess Income Resolution

Suzie Dexter made the following-

Motion: Forward excess revenues from 2012 to 2013.  
2<sup>nd</sup>: Craig Caukin  
Vote: Approved

Suzie Dexter signed the associated resolution.

#### **New Business**

There was no new business.

#### **Establish Date of Next Meeting**

The annual Board meeting will be held immediately after the owners meeting on April 3, 2014.

#### **Adjournment**

Craig Caukin made the following-

Motion: Adjourn the 2013 annual Board of Directors meeting  
2<sup>nd</sup>: Suzie Dexter  
Vote: Approved

The meeting was adjourned at 6:30 p.m.