

WEST ELK TOWNHOMES
BOARD OF DIRECTORS MEETING MINUTES
CONFERENCE CALL JUNE 24, 2010

Call to Order

The meeting was called to order by President, Suzie Dexter, at 4:00 p.m.

Roll Call/Establish Quorum

Board members in attendance-
Suzie Dexter, President
Craig Caukin, Vice President
Jim Williamson, Secretary
Ed Arnold, Treasurer

A quorum was established with all 4 board members in attendance.

Other owners also in attendance-
Sally and Clem Anderson
Carol Williams
Bart Hindley
John Drogos
Alan Wade

Crested Butte Lodging & Property Management Staff in attendance-
Wanda Bearth and Grant Benton

Reading and Approval of Past Meeting Minutes

Craig made the following-

Motion: Waive formal reading of the March 31, 2010 meeting minutes and approve as submitted.

2nd: Jim

Vote: Unanimous approval

Old Business

Unit 12- Jim learned that the building's developer wants \$30,000 for the deed to unit 12. Wanda will call the attorney to discuss this proposal.

Unit 1 foreclosure-Wanda informed the membership that the bank has deeded unit 1 to Amy and Gary Brown. As part of the transaction, the association received the 6 months super priority lien money as authorized by state statute.

Suzie made the following-

Motion: Confirm with the prior management company whether remaining balance from Helene Brown has been sent to collections. CBL is directed to do so if it has not already been done.
2nd: Alan
Vote: Unanimous approval

New Business

Summer 2010 Capital Improvements-

Ed made the following-

Motion: Prioritize the reseal of the parking lot
2nd: Jim
Vote: Unanimous approval

Ed made the following-

Motion: Second in priority is the window repair to 10 and 11's back windows and repair the nearby exhaust
2nd: Craig
Vote: Unanimous approval

Ed made the following-

Motion: Third in priority is painting the south wall and CBL is directed to get brush and spray on paint bids
2nd: Bart
Vote: Unanimous approval

Craig made the following-

Motion: Fourth in priority is the deck painting
2nd: Ed
Vote: Unanimous approval

Jim made the following-

Motion: Email homeowners an invoice for \$1,000 per unit, due June 30th, to fund the cost of parking lot resealing, window repair for 10 and 11's back windows, painting the south wall and painting the decks.
2nd: Ed
Vote: Unanimous approval

Hot tub- Discussion regarding the hot tub room will continue at a future date.

Unscheduled Business

Garbage-Grant is working with WM to adjust the amount that the association pays. The bill is being split 4 ways, currently. Suzie raised concern about the bear proof bar not being put back and the resulting fines.

Wi-Fi-Craig lead a discussion about wi-fi for the association.

Suzie made the following-

Motion: Adjourn the meeting

2nd: John

Vote: Unanimous approval

The meeting was adjourned at approximately 5:20 p.m.

Approved by: _____

Name, title, date