

# West Elk Townhouses Owners Association

Minutes of Special Meeting

May 30, 2013 3 p.m. (MDT)

3 Seasons Conference Room, 701 Gothic Rd. Mt. Crested Butte, CO 81225

## Call to Order

Craig Caukin, HOA President, called the meeting to order at 3:00 p.m.

## Roll Call/Establish Quorum

Attending in person:

<u>Owner</u>	<u>Unit</u>
Suzie Dexter, HOA Vice President	6

Attending by telephone:

<u>Owner</u>	<u>Unit</u>
Gary Brown	1
Alice Chen	3
Tanya Santiago	4
Robin Preston	5
Kathy Drogos	7
Carol Williamson	8
Lucinda Tagliareni	10
Craig Caukin	11

Represented by Proxy:

<u>Owner</u>	<u>Unit</u>
Brazil to G Brown	2
Yeagar to S Dexter	9
K and J Tagliareni to L Tagliareni	10

A quorum was established with 100% of the owners in attendance or represented by proxy. Wanda Bearth and Grant Benton with Crested Butte Lodging & Property Management (CBL) were also in attendance.

## Agenda Item

2013 Capital Improvement/Repairs

CBL presented contractor's bids for the following items:

1. Repairing and painting the siding and garage doors
2. Replacing some siding on backs of 7, 8 and 9 and the south side of 11
3. Installing wi-fi
4. Asphalt repair
5. Repair/stain retaining walls

## 6. Hot tub replacement

After reviewing the bids submitted for painting the complex, C Caukin made the following-

Motion: Accept Complete Coverage's bid for \$29,980 for painting the complex  
2<sup>nd</sup>: C Williamson  
Vote: Unanimous

After discussing the suggested repairs to the siding, C Williamson made the following-

Motion: Accept Butch the Carpenters bid for \$12,225 for replacing sections of the siding on units 7, 8, 9 and 11  
2<sup>nd</sup>: A Chen  
Vote: Unanimous approval

G Benton outlined CBL's bid to put a wi-fi base in unit 12 with the addition of 2 more near units 1 and 7 depending on the signal strength following installation.

C Williamson made the following-

Motion: Accept CBL's bid for wi-fi installation  
2<sup>nd</sup>: C Caukin  
Vote: Unanimous approval

Asphalt crack seal-W Bearth advised that the board had decided to accept Sealco's proposal in March, by making a deposit which guaranteed the cost. The work will be completed this fall.

After hearing detail of CBL's proposal for extending the life of the retaining walls, C Caukin made the following-

Motion: Accept CBL's bid in the amount of \$7,605 for repairing and staining the retaining walls  
2<sup>nd</sup>: C Williamson  
Vote: Unanimous approval

Hot tub replacement-W Bearth and G Benton reviewed the associated costs with the hot tub replacement, including 2 new sliding doors, new floor and exhaust fan, cleaning the room prior to putting it back into use as well as daily maintenance following installation.

C Caukin made the following-

Motion: Accept bids from Butch the Carpenter for the new floor and authorize installation of 2 sliding doors at a cost of up to \$3,900 for composite or wood doors rather than vinyl; accept the bid from Diamond Blue for the new tub; accept proposal from CBL for room cleaning and from Hearn Mechanical for a new ventilation fan.  
2<sup>nd</sup>: A Chen

Vote: The motion passed by majority vote. Three homeowners were opposed (Dexter, Yeager and Williamson).

Paint color discussion-the group looked at photos with color suggestions and made recommendations to be sent to the architect for new renderings.

Craig made the following-

Motion: Assess each homeowner \$3,600, due July 1, 2013; 2<sup>nd</sup> assessment of approximately \$3,000 will be billed by CBL and due on September 1, 2013

2<sup>nd</sup>: A Chen

Vote: Unanimous approval

C Caukin made the following-

Motion: Increase dues to \$440 beginning with the November 1, 2013, statement

2<sup>nd</sup>: A Chen

Vote: Unanimous approval

S Dexter made the following-

Motion: Adjourn

2<sup>nd</sup>: C Caukin

Vote: Unanimous approval

The meeting was adjourned at 4:50 p.m.