

Chateaux Condominiums Board of Directors Meeting
Chateaux Clubhouse, Mt. Crested Butte, Colorado
Friday, July 31st, 2009 1:00 p.m. MST
www.ChateauxCB.com

Call to Order

The meeting was called to order at 1:09 p.m. by Jack Patton, Association President.

Roll Call/Establish Quorum

Board members present:

Jack Patton
Theresa Brooks
Bill Hoitink
Rory Baruth

A quorum was established, having 4 of 5 Board members in attendance, Alan Adams joined the meeting via telephone at 2 p.m.

Crested Butte Lodging & Property Management (CBL) staff present:

Wanda Bearth
Patrick Seaman
Grant Benton
Lee Friedman

Reading and Approval of Past Minutes

The January 24th, 2009 meeting minutes were approved previously via e-mail.

Manager's Report

The manager's report was delivered by Wanda and Grant.

Another year has come and gone. Crested Butte Lodging is hoping that the economy has bottomed out as reservations are up 40% for the coming winter. Construction is at a stand-still and there are a handful of contractors looking for work. This is the time to update your condo. If you would like a list of contractors we use just give CBL a call: 970-349-2449.

- ✓ The capital project is completed! Your Board of Directors has signed off on the work. If you have any questions or comments please email Grant at: grant@crestedbuttelodging.com
- ✓ Common water heater timers were installed and you have saved \$5,000.00 to date in electrical costs.

- ✓ Trash – We are pleased to report that through CBL’s constant monitoring, and the owners and guests who use the dumpster properly, has saved \$7,500.00 to date. As you have heard me say in the past: Please do not use the Chateaux dumpster for construction debris!
- ✓ We are always in search of better deals: Your chimney cleaning was \$3000.00 under budget. This Chimney cleaning outfit is from Delta Colorado and will hopefully be back again this August.
- ✓ Your Board Member – Theresa – has purchased and CBL has installed ski/bike signs for the outside ski closets. Store bikes/ski equipment in these closets at your own risk.
- ✓ CBL has installed signs - Warning: Snow Shed signs in front of some of the buildings that pose a high risk of snow shedding off of the 3rd floor patio roofs. Park in these areas at your own risk. Please obey these signs!
- ✓ CBL has given your Board an estimate for insulating the crawl space under the Clubhouse. At present about a quarter of the floor is not insulated.
- ✓ The town has installed a new surface on the concrete at the Gothic stairs. Please remember to never use salt or chemicals on any concrete!
- ✓ Through constant phone calls from CBL and Jack, your Board President, to the Town we have successfully forced Marcellina Apartments into purchasing a bear proof dumpster – now if the tenants will just use them! Please call CBL’s front office if you see anyone using the dumpster improperly.
- ✓ CBL installed window safety blocks at all 2nd and 3rd floor west facing windows.
- ✓ CBL has spoken to Timberline Plumbing to give us an estimate on installing snow/ice sensor for the concrete around the Chateaux pool.

Please remember to obey all the Rules and Regulations. Please share these Rules and Regulations with your family and guests. Help us help you - to keep *your* costs down.

Give us your ideas and opinions on how to make Chateaux a better place to visit *and* live - please call Grant at: 970 - 349 – 7683.

Financial Report

The financial report was briefly reviewed by Lee.

The current year operating budget had previously been approved via e-mail.

The capital budget, as prepared by Grant with input from Theresa, illustrates that the Association will need approximately \$125,000 per year for five years beginning July, 2010 (the next fiscal year). The Board would like to start planning for these upcoming large projects now. The Board briefly discussed raising dues or levying special assessments to raise the necessary capital. The general opinion of the Board was to not raise dues in consideration reflective of the comments received via the homeowner survey.

Old Business

Marcellina – The Board and CBL would like to work with Bill Racek, the town’s building inspector, to help resolve on-going issues regarding weed control and property maintenance at the neighboring Marcellina Apartments. The Board wants CBL to have the next pool poacher or dumpster poacher arrested when caught. Wanda has a written statement filed with the police offering cooperation in the event of a dispute resulting in a court appearance and authorizing the police to make such arrests when called by any CBL employee. Grant said he would post signs at the bottom of the stairs facing up towards Marcellina cautioning residents to not use the dumpster or pool.

Snow Removal – Grant thinks that having a plan last year and working closely with the plow company significantly improved snow removal at the property.

Dumpster Light – The previous solar light illuminating the dumpster was damaged in winter conditions. The Board asked CBL to price out a bigger and better solar light.

New Business

Proof of Insurance Rule – After some discussion regarding the fact that less than 25% of homeowner’s have provided proof of insurance of the interior of their condos,

Theresa made the following:

- Motion: To amend rule 11 under “Condominium Interiors/Balconies” in Chateaux’s Rules and Regulations, and add, “The fine for non-compliance will be \$100 per month.”
- 2nd: Rory
- Vote: 3-0 passed, Bill abstained, Alan was not yet present

Pet Rule Consideration – The Board discussed at length whether pets should be allowed at the Chateaux. After much consideration, the following motions were made:

Theresa made the following:

- Motion: To amend the “Pets/Animals” section in Chateaux’s Rules and Regulations, remove the current rule, and add, “Homeowners are allowed up to two cats and unlimited fish year-round. All pets must be registered with management.”
- 2nd: Rory
- Vote: 3-1 passed, Alan abstained

Theresa made the following:

- Motion: To amend the “Pets/Animals” section in Chateaux’s Rules and Regulations, and add, “Dogs of homeowners (The owners’ name on the deed—not their children, guests or

renters) be allowed on Chateaux property from June 1 **only** until December 1 each year, with the following restrictions:

- 1) There be a trial period from 8/1/09 until 12/1/09. Then at the January, 2010 Board Meeting, the dog policy will be reevaluated.
- 2) Homeowners are allowed only one dog per unit.
- 3) Homeowners must submit a picture of the dog and sign a pet contract with management to register the dog immediately upon arrival (each time if visiting multiple times during June 1-December 1) on property. The contract will include, but is not limited to the following rules: dogs must be on a leash at all times when outside the owner's unit, dogs are not allowed in the pool area, dog owners must pick up all waste and not allow dogs to use new sodded areas as a restroom, and there is to be no excessive barking, as determined by neighbor or management complaints. There is a two-strike policy for violation of rules and/or contract. The first offense will come with a \$100 fine and will be imposed at management's discretion. After the second offense, the dog will be banned from Chateaux property forever.

2nd: Rory
Vote: 3-2, motion passed

Management Company Change

Jack announced to Crested Butte Lodging the Board of Directors decision made Thursday July 30, 2009 to terminate the Crested Butte Lodging Management Contract effective September 30, 2009. A new management contract with DB Myers Enterprises, Inc. (Danny Myers) has been signed.

The meeting was temporarily recessed at 4:04 p.m. to be resumed Saturday August 1, 2009 after the Home Owners' Meeting.

Election of Officers

The meeting was resumed August 1st, 2009 at 11:45 a.m. by Jack Patton. Jack, Bill, Rory, and Theresa were present.

Bill made the following:

Motion: To continue to serve the Association in the same capacity with Jack Patton as President, Bill Hoitink as Vice President, Theresa Brooks as Secretary, Alan Adams as Treasurer, and Rory Baruth as Director.

2nd:- Rory

Vote: Unanimous approval

Establish Date of Next Board Meeting

The next Board Meeting was scheduled for January 23rd, 2010.

Adjournment

Bill made the following:

Motion: To adjourn the meeting at 11:55 a.m.

2nd:- Rory

Vote: Unanimous Approval

Accepted: _____ (date)

Theresa Brooks
Chateaux Secretary