

**MOUNTAIN EDGE CONDOMINIUM ASSOCIATION
OWNERS' ANNUAL MEETING MINUTES
CONFERENCE CALL
TUESDAY, NOVEMBER 18TH, 2025 ~ 4:00PM MT**

CALL TO ORDER

H Malik called the meeting to order at 3:02pm MT

ROLL CALL

In attendance –

Owner Name	Name Per Exhibit B	AKA	Ownership % per Exhibit B	In Attendance	Proxy
Perry & Shaw na Hopper	Terrace Level AE-102	102	4.20%	Y	
Davin Lim & Stephanie Petrakos	Ground Level AG-101	201	4.10%	Y	
Allen & Mariann Houpt	AG-102	202	4.80%	Y	
Garrett & Holland Canter	AG-103	203	4.30%	Y	
Jennifer McCleery & Roy Penner	A-102	302	4.80%	Y	
Mark Hess & Lauren Steel	A-103	303	4.40%	Y	
Jasmine Slivka	A-104	304	3.80%	Y	
Dana Wold	A-105	305	3.60%		Salle McDaniel
Jeremy Tyrrell & Clayton Ankney	A-106	306	3.70%	Y	
William & Katherine Pauling	Second Floor A-201	401	4.80%	Y	
Martin Smilkstein & Angela Kalisiak	A-202	402	5.30%	Y	
Lindsay & Bryce Oman	A-203	403	4.80%	Y	
David Woodruff	A-204	404	3.80%	Y	
Clark Hoover	A-205	405	3.50%	Y	
Bob & Renee White	A-206	406	3.60%	Y	
Hassan Malik	Third Floor A-304	504	4.60%	Y	
Hassan Malik	A-305	505	4.30%	Y	
Janet Artac	A-306	506	5.30%	Y	
Mike Dow ner	A-307	507	5.30%	Y	

A quorum was established with 83.00% of the membership in attendance or represented by proxy.

Also in attendance, Sierra Bearth and Michael Geheb, Crested Butte Lodging & Property Management Staff (CBL)

PROOF OF NOTICE

Notice was posted to the association website, mailed and emailed on Nov 7th 2025.

Page **1** of **5** Mountain Edge Annual Member Meeting November 18th, 2025

* These minutes are considered a draft until reviewed and approved at a future meeting

READING AND APPROVAL OF PAST MEETING MINUTES

October 5th, 2024

July 17th, 2025

H Malik made the following –

Motion: Waive the reading and approve the July 17th 2025 and October 5th 2024 meeting minutes as drafted.

2nd: J Artac

Discussion: None

Vote: Unanimous approval

REPORTS

Manager's Report

S Bearth presented the following report –

Exterior Work and Projects

- Door and Sign Maintenance – Gas meter signage was replaced and rehung, door closers adjusted, and a damaged doorknob in the conference room was replaced. General touch-up work was completed to keep signage uniform and functional. Fire code compliance was confirmed through Town of Mt. Crested Butte for the stairwell door. CBL is the process of replacing all door knobs to non-locking knobs and removing the blank strike plates to be in compliance.
- Housekeeping and Common Area – The fifth-floor housekeeping closet was made ready for rental. Please let us know if you're interested! Common area cleaning was performed on a twice a month schedule, and patio furniture was cleaned and set out on the hot tub deck at the beginning of summer.
- Mapping and Documentation Project – A digital map of the Mountain Edge property was created to improve tracking of units, utilities, and common elements for management and future maintenance coordination.

Plumbing and Drain Maintenance

- Multiple drain backups in Unit 102 were addressed early in the summer. Lines were snaked and later jetted to clear blockages, preventing further backups. The plumbing is old, please do not put any grease, “flushable” wipes, coffee grounds, or anything besides biowaste and toilet paper down the lines to help prevent backups.
- We have opened and are monitoring the ceiling in the game room to investigate where damage may have come from. The leak may have been old, but it will be hard to confirm until the building is fully occupied.

Inspections and Safety

- Fireplace Systems – All gas service to roof-vented fireplaces remains off following the roof replacement. Any unit wishing to convert to a direct-vent fireplace must submit a detailed plan to the Board for approval prior to reconnecting gas service.
- Smoke Alarm Reminder – All units were provided green smoke alarm warning signs reminding occupants to vent kitchen smoke through windows rather than hallways, to avoid false fire alarms and emergency responses. Please let us know if you need a new sign for your unit.

Insurance

Upon taking over management of the association, CBL had to secure new insurance for the property since American Family, the prior carrier left the market. After an extensive search and connections made through the membership, the association secured a relatively favorable insurance rate in the excess and surplus market.

Financial Matters

- CBL has worked to bring the Association's tax filings current. Upon taking over management, it was discovered that the 2019 and 2020 tax returns had never been filed, and the 2023 return was incomplete. These returns have now all been finalized and submitted by McNurlin & Associates, CPA.
- CBL has implemented double-sided accounting for the association's funds for clear representation of activity between the operating and capital accounts.

General Reminders

- Insurance Coverage – Owners are encouraged to confirm that their personal condo policies include loss assessment coverage to align with the Association's higher deductibles.
- Fireplace Conversions – Any conversion to direct-vent gas units must be reviewed and approved before work begins.
- Quiet Hours – 10 PM to 8 AM.
- Snow Removal – Vehicles must be cleared and moved after storms to allow plowing.
- Keys – Management must have access to units for emergencies and required inspections. Lock boxes must be installed where electronic locks are in place.

Contact Information

- Service Orders (monitored 7 days/week)– reservations@crestedbuttelodging.com
- Sierra Bearth – Property Manager – sierra@crestedbuttelodging.com
- Michael – Property Manager – michael@crestedbuttelodging.com
- Aldie Berezowskyj - Property Manager – aldie@crestedbuttelodging.com
- Shay – Accounting – shay@crestedbuttelodging.com

Financials

Fiscal Year Ending June 30, 2025

S. Bearth shared that CBL has set up double-sided accounting for the association. Overall, the association ended the year with \$37,113 in the operating account, and \$40,806 in the capital account. The association ended the year \$10,602 over budget on operating expenses, largely due to contract labor and legal fees. C Hoover requested more detail on the contract labor line. The Board of Managers will work on getting more detail from the prior manager.

Fiscal Year to Sept 30, 2025

S Bearth shared that the association had \$5,823 in operating and \$37,812 in capital as of September 30, 2025 and the association is currently under budget by \$558, fiscal year to date.

R. Penner asked about depreciation in various areas around the complex. A short discussion was held regarding how the various areas around the complex were calculated. CBL will inquire with the CPA for more information on the depreciation schedule in the tax return.

A few members shared that the hot tub was not clean when used. CBL will reach out to the vendor to ensure full service going into the busy winter season.

OLD/UNFINISHED BUSINESS

Declaration Rewrite Update

S. Bearth shared that management has reviewed the rewrite and met with the Board and the attorney. A few more edits are being discussed to prepare a well-thought-out draft. More updates to come.

NEW BUSINESS

Capital Repair Plan

S. Bearth shared the Capital Repair Plan with the membership. This fiscal year does not have any repair projects budgeted, but the plan will be reviewed and approved yearly.

She discussed various maintenance items such as painting, parking lot upkeep, plumbing upgrades, etc. This is just a tool for owners to use for reference. She also shared that CBL has gotten quotes for a professional reserve study to be completed and prepared on behalf of the association to help fine tune this plan.

R. Penner requested permission to do some work himself on limited common elements. He was instructed to reach out to the Board of Managers for approval on a case-by-case basis.

UNSCHEDULED BUSINESS

A resident requested a convex mirror to be installed in the stairwell to help prevent collisions.

P. Hopper asked for permission to install Christmas lights on the hot tub balcony. He will provide the lights, and he will set them on a timer. The board approved his request.

The membership discussed the lighting at the hot tub.

ELECTION OF MANAGERS

Two 3-Year Terms Expiring

Two 2-Year Terms Vacant/Available

The following owners volunteered to serve on the Board of Managers:

Hassan Malik

Lauren Steel

Perry Hopper

Jeremy Tyrrell

Lindsey Oman

Because the number of volunteers exceeded the available seats, a contested election was declared, and the Board proceeded with a secret ballot in accordance with Robert's Rules of Order and Colorado HOA voting requirements.

M. Smilkstein made the following-

Motion: Conduct the election of Board members by secret ballot.

2nd: H. Malik

Discussion: None

Vote: Unanimous approval

A secret ballot vote was conducted. Upon tabulation of the ballots, the results were as follows:

Hassan Malik and Lauren Steel were re-elected to the Board.

Jeremy Tyrrell and Lindsey Oman were elected to the Board.

ADJOURN

The meeting was adjourned at 6:18pm MST.