

**Mountain Edge Condominium Association  
Board of Managers Meeting Agenda  
Conference Call  
Tuesday, September 23<sup>rd</sup>, 2025 ~ 3pm MT**

**CALL TO ORDER**

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

**ROLL CALL / ESTABLISHMENT OF QUORUM**

In attendance –

Hassan Malik

Martin Smilkstein

Lauren Steel

A quorum was established with all 3 Board Members in attendance

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

**APPROVAL OF MINUTES**

July 3, 2025

H Malik made the following –

Motion: Waive the reading and approve the July 3<sup>rd</sup> 2025 meeting minutes as drafted

2<sup>nd</sup>: M Smilkstein

Discussion: None

Vote: Unanimous approval

**REPORTS**

**Manager's Report**

S. Bearth delivered the report verbally. She detailed the fire extinguisher certification progress. She also met with new owner and he is going to provide a new thermostat option for the hallways in an attempt to help control costs of the baseboard heaters. CBL will install a physical lockbox to cover the thermostats, to avoid any guests turning up the heat. S. Bearth also detailed the HVAC air exchange system in the conference room / game room.

Outside unit 401, there is a missing piece of trim, photo was shared. CBL will address this with Axtell Mountain Construction. S. Bearth detailed the progress of the fire doors on the common hallways. She explained that the current locks will need to be replaced in order to bring these doors into compliance.

H Malik made the following –

Motion:	Replace all fire door handles / locks with new locks to be in compliance with code
2 <sup>nd</sup> :	M Smilkstein
Discussion:	None
Vote:	Unanimous approval

S. Bearth updated the Board that she was still working through issues with the irrigation system and found some notes from 2015 that may be helpful. M. Geheb explained what is happening with the plumbing repair above the game room. CBL will investigate further during the off season. M. Smilkstein expressed the need for new rubber mats outside the common hallway entrances. S. Bearth will do some research for new mats.

#### Financial Report

S. Bearth reported that the association was \$2,162 over budget for June due to contract labor and taxes going over. Fiscal year to date (July 2024 through June 30, 2025) the association is over budget by \$10,601 with contract labor and legal fees being the biggest contributors to this overage.

#### **OLD BUSINESS**

##### Unit 406 Fireplace Completion Update

S. Bearth updated the board that this has been completed and no further action is required.

#### **NEW BUSINESS**

##### Closet Rentals RE Rates & Purchase Request

S. Bearth brought up an owner request regarding the cost of the locker rental. He wants to know if the board is open to negotiation below the \$90 dollar price tag the board previously approved. The board reviewed comps in the valley and felt the price was fair. CBL will send out an email to the membership regarding the closets that are available to rent. An owner has expressed interest in purchasing the closet space on the 4<sup>th</sup> floor. This may be an option in the new Declaration.

##### Declaration Rewrite RE Management Notes & Next Steps

S. Bearth reviewed the Declaration rewrite with the Board and inquired about specific sections and wording. The Board agreed to S Bearth meeting with the association's attorney for further clarification.

### Responsibility Matrix Recommendation

S. Bearth discussed implementing a responsibility matrix to the association that easily expresses owner responsibility versus HOA responsibility. This will be discussed further.

### Spa Space Transfer Status & Next Steps

M. Smilkstein provided an update and recommends the engagement of a developer to assist in the progression of the conversion of the spa area. M Smilkstein volunteered to try and continue this discussion with a developer.

### STR Licensing Fee Regulations

*Pending*

### 2024 Taxes and Funding Discussion

*Pending*

### Draft Capital Plan

S. Bearth shared a draft for the Capital Plan. She asked for clarification about previous years' maintenance on the parking lot. She also discussed the retaining wall behind the spa. CBL will take measurements of the lean of the wall to determine the urgency for repairs. She also discussed the need to paint / stain the south side building siding whenever the association has the financial ability to cover the expense. She also detailed the need to be proactive with regard to the plumbing and electrical upgrades to the complex.

### Establish Date of 2025 Annual Meeting

*Pending*

### **ADJOURNMENT**

H Malik made the following –

Motion: Adjourn the meeting

2<sup>nd</sup>: M Smilkstein

Discussion: None

Vote: Unanimous approval

The meeting was adjourned at 4:57pm MT