

**Cimarron at Steamboat
Board of Directors Meeting
October 3, 2013**

Call to Order

A meeting of the Board of Directors for Cimarron at Steamboat Owners Association (the "Association") was held on Thursday, October 3, 2013, in the offices of Steamboat Resorts at the Corporate Office at 1847 Ski Time Square Drive. The meeting was called to order at 11:00 a.m.

Roll Call

Roll call was taken and the following were present:

Board of Directors

Joe Bier, President – Unit 22
Nancy Cohen, Vice President – Unit 13 (via conference call)
Paul Sizemore, Vice President – Unit 10 (via conference call)
Gerry Barth, Vice President – Unit 12 (via conference call)

Steamboat Resorts

Andy Weynand – General Manager
Rebecca Duryea – Assistant General Manager

Others

Ron Smith, Association Legal Council

Meeting Minutes

Joe Bier moved to approve the minutes from the September 5, 2013 Board Meeting. Paul Sizemore seconded and minutes were unanimously approved as presented.

Nancy Cohen moved to go into Executive session. Gerry Barth seconded and the meeting proceeded to Executive Session. Mr. Weynand and Mrs. Duryea were excused.

New Business

The Executive Session was ended at approximately 12 p.m. with a series of motions:

Nancy Cohen made a motion that was seconded by Paul Sizemore to do the following: Units that have experienced roof leaks in the past be shoveled at least monthly this winter and more if needed to prevent leaks. The concrete drain pan curb outside units 22 and 23 will be painted yellow and that "Caution – Uneven Surfaces" signs be installed on either side of the driveways. Joe Bier noted that this was recommended by Bob Strong, the Association insurance agent. The motion passed unanimously.

Gerry Barth made a motion to authorize Ron Smith to review the Association meeting minutes and interview Dave Clark regarding roof issues. Nancy Cohen 2nd the motion and the motion passed unanimously.

Nancy Cohen made a motion to approve the two Ron Smith letters regarding the arrow incident for mailing. One letter will go to all owners and one to the owner of unit 19 specifically. The general owner letter was modified and it was agreed that it will come from the Board. Mr. Sizemore 2nd and the motion passed unanimously.

The Board requested that Andy Weynand contact Lee Fisher with ESA to arrange for an inspection of the roof leak situation.

Next Meeting Dates

The Annual Homeowners meeting was set for November 15, 2013 at 8:30 a.m. Mr. Weynand will prepare a meeting notice for the Board to review. A draft budget will be available two weeks prior to the meeting. Mr. Weynand will include a draft agenda on the meeting notice. The Board briefly discussed the reserve study. They requested an agenda item for discussion of possible increases to the major maintenance assessments as recommended by the reserve study.

The next Board meeting was set for October 21, 2013 at 9 a.m. The reserve study will be discussed in detail at this meeting.

Adjournment

As there was no further business to come before the Board the meeting was adjourned at approximately 12:30 p.m.