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**Snowmass Mountain Condominium Association  
Annual Homeowner Meeting  
September 12, 2015  
1:30 PM MDT**

**In attendance: Board Members- Carl Vill, Mike Mitchell, Lori McCool, Kirk Samsel, and Greer Fox. Homeowners – Kathy Mitchell, Susan Jaros, Joyce and Charles Pierce, Dave and Pamela Elkan, Brian Sledge, Dave and Ellie Wolf, Chris Madigan, Missy Hooper, Barb and Michael Husaluk, Mrs. and Mr. Albin Medved, and David Tash. SH staff – Jerome Simecek and Kelly Brockett.**

The meeting was called to order at 1:45 PM MDT by President M. Mitchell. A quorum was established between those present and by proxy.

**Presidents Report**

M. Mitchell updated the ownership on the staffing change of Hank Hays departing and Jerome Simecek taking over as Property Manager. Aaron Walker is still Assistant Property Manager and has his office at Snowmass Mountain Condos.

In the next few months the Board will begin a request for proposal process to solicit bids from management companies.

**Financials**

L. McCool discussed the current financials and reserve study. She also reviewed the 2015/2016 approved budget.

Some highlights:

- the Association will be outsourcing landscaping, snow removal, and housekeeping services in the next fiscal year and not using Snowmass Hospitality labor for this.
- There will be a 6% increase to the operating assessment and a 15% increase to the major maintenance assessment.

**Manager's Report**

J. Simecek gave a brief update on Snowmass Hospitality staffing. The flue project is underway and Management is working with the contractors and owners representative to keep owners informed on of status and schedule. Management has been working with Everwave, the internet provider at the complex, to add additional routers and upping the bandwidth for better service.

**Previous Meeting Minutes**

***K. Mitchell moved, seconded by M. Hopper to approve the August 23, 2014 and the January 14, 2015 meeting minutes. All approved.***

## **Old Business**

Flue Projects- The project is on schedule for a Thanksgiving completion. The Board and owners discussed the project and the costs. There will be some additional work that will be required to be completed such as adding insulation between firewalls and chases that was not previously to code. In addition drywall will need to be installed as a firewall protector.

RFP Process for Property Management Services- The goal is to have RFP go out in December, bids back by January, a review and interview period with final decision made in April for a September 2016 start date.

## **New Business**

Communication- The Board will continue to try to keep open lines of communication with the owners. Owners are encouraged to check out the website for posted information and the Board will continue to send out newsletters on a timely basis.

Smoke Alarms- The Association will inspect all smoke alarms and sprinklers in the units. These will just be the original smoke alarms that are hard wired into the units (one per floor), not those that may have been owner installed subsequently. The Board will also look into having carbon monoxide detectors inspected as well.

First Right of Refusal- The Board discussed and agreed to keep this in the Declarations. They will inform owners what the exact requirements are so owners can inform Title Companies and make sure additional unnecessary charges aren't being incurred.

## **Election of a Director**

The nominees for the two open seats were announced. They are Lori McCool, Carl Vill, Brian Sledge, and Chris Madigan. Each candidate gave a brief introduction of themselves to those in attendance.

Ballots were distributed and K. Brockett, J. Simecek, and owner M. Hooper left the room to count the ballots.

After tallying the votes it was announced that Chris Madigan and Carl Vill were elected to the Board.

M. Mitchell thanked L. McCool for her years of service on the Board.

***Meeting adjourned at 5:17 PM MDT.***

Respectfully Submitted:

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Greer Fox, Secretary