

## **Snowmass Mountain Condominiums Board Meeting Notes**

Friday August 27, 2021, at 4pm Mountain time

Roll Call: Tom Sherman, Kirk Samsel, Doug Mercatoris, Dick Wallace,  
Dave Wolf        MMM: Steve Frischmann, Stan Stokes  
Clint Kinney, Unit C4

Call in via Zoom, no on-site meeting

- Clint Kinney explained he had been out of state when the work began and asked the Board to forgive that he began recarpeting and painting without filling out the renovation form, submitting it to the Board and throwing used carpet over the balcony. The Board 4-1 (Director Wallace dissenting) agreed to fine him \$100 for throwing carpet over balcony.
- Notes of July 7 and August 5 approved
- Financials, Treasurer Mercatoris reported that SMC remains mostly on budget. While the Capital budget was endangered by the re-roofing scheduled for next spring, using GreenPoint Roofing will keep us on track with an estimated cost of \$400,000 versus expected \$700,000.
- Concrete flooring outside of ground floor units are now scheduled to be power washed twice per year.
- Fire & insurance coverage, Director Sherman is to look into coverage to make sure we are insured for replacement value that includes bringing any claim up to current building standards.
- New Garbage room signs were approved and frequency of pick-ups has been increased to keep the room cleaner.
- Our Structural engineer who inspected the installation of a dryer vent in F2 reported the installation did not harm the structural integrity of the joist.
- L5 wrote a letter suggesting landscaping budget be focused on the front entrance. Director Wallace and MMM will meet with Snowmass Lawn and Plant to develop a strategy.
- New roofing. GreenPoint Roofing will not sign a contract until we have chosen a shingle style and color, they will be sending additional samples for

approval. In total the contract will be around \$400,000, which will include roofing, new heat tape and screening for roof vents.

- Director Kirk recommended clearer guidelines for what is acceptable to hang on decks and stairwells. He will make suggestions for the next meeting.
- Board review of invoices. Directors Wallace and Wolf would like more transparency into bills being paid. Treasurer Mercatoris will make arrangements for other Board members to review invoices before they are paid should they want to.
- Final walk thru on the painting was completed and punch list developed, total cost is expected to be \$267,000.
- A5 window has developed a crack. The window was tinted by the homeowner a number of years ago and Epic Glass suggested that may have contributed to the crack. The Board agreed to suggest A5 and the HOA split the cost of replacement, due to the tinting altering the window.
- Spa heater update. The slow warm up of the sauna was caused by a wiring issue, that has been addressed and it is now functioning much better.
- Director Wolf suggested we allow car washing at the bike washing station. The Board rejected the idea as it worried about the amount of mud and dirt that would cross the driveway.
- Director Wolf would like to discuss a Future Vision of the complex, this was tabled at this time.
- Next meeting Wednesday October 6, 2021