

Snowmass Mountain Board Meeting
August 3, 2022
Minutes

Board Members Present:

Tom Sherman, President
Kirk Samsel, Vice President via zoom
Dick Wallace
Doug Mercatoris, Treasurer
Dave Wolff via zoom

Others Present:

Tyler Newton MMM
Stan Stokes MMM
Donna Aiken
Drew Slocum, Owner I 5

President Tom Sherman called the meeting to order at 4:12 p.m.

Parking: Drew Slocum commented that the parking has worsened both during the day and at night. He suggested allowing the reserved spots to be used at night for resident parking. Those reserved spots would still be open during the day by employees, deliveries, etc. Dick said those reserved spots were also for owner guests. Kirk asked Ty where guest can park, and Ty said a new policy is in place that guests can park in those spots for 24 hours, but owners were also using the reserved parking. Merc added that past Boards looked into adding parking, but the cost was prohibitive and the space just not available. Owners can get passes from the Town to park in the Village lots although cars have to be moved every four days. It was suggested contacting Woodbridge about parking along Woodbridge Road. Both Stan and Ty said Woodbridge had its own parking dilemmas and this would probably not be approved by Woodbridge. Ty is trying to become more familiar with who is in residence and who is not so he can try to accommodate parking needs. The problem stems from more units having more cars than permitted and no parking available for them. It has been an ongoing problem and as the Association must pay Tyler for managing parking and he can only do what he can do. Tom thanked Drew for attending the meeting and his input.

Minutes: The minutes of the July 6th meeting were approved.

Financials: Merc reported that the roof has been paid off and the reserve fund is now at \$399,877.42. He suggested it was time to do a capital reserve study. Kirk said a spreadsheet model is already in place and after input from a professional, we can use that model to save cost. It will be put in the budget for next year as a line item. There were items over budget and under budget, but all in all, everything looks good.

Annual Meeting: Ty was asked if everything was on track for the annual meeting. Ty has received two resumes for the Board seats and will forward those to the Board. He will stay on top of the timeline.

Old business: Dick said the Town has been contacted about vents and found out vents can be placed anywhere in a building except within three feet of an operating window. One Owner has placed a vent over a window and it probably didn't get inspected.

The Board asked MMM to look into the D\$ dryer vent and see if some additional filter can be added to try and make the situation palpable for the neighbor. Stan couldn't think of anything offhand that wouldn't clog. Mr. Vac has vacuumed every two years but maybe it should be done every year.

I 5 Dryer Vent: The owners have asked to install a vent in a blank wall which should not cause any problems as it will be a straight shot without cutting any joists, but Ty said it won't happen until after Labor Day and he has told that to the owner.

Presidency: Tom stated that this would be his last meeting and wanted to suggest going forward until the annual meeting Merc become interim Board president and Dick take over as Treasurer. Everyone agreed this made sense until the new Board is elected at the Annual meeting.

Buildings C & E Update: Stan and Tyler are scheduled to meet Joe Green and the engineer on the 11th to review the work that will be needed for the C Building flooring support.

Pool Deck: Stan has talked to Cherokee Epoxy about the pool tile issue and was told raising the tile was not in his bid and Stan would have to find a tile person to bid the work. There was discussion about the expansion joints and how the epoxy job would look. Stan said he is still working on solutions and will have a plan in place to do the work in the spring.

Pool Stairs: Tom brought up the stairs to the pool and how dangerous they have become. He asked MMM to put on their "to do list" to get replaced before anyone gets hurt. MMM will open up the stairs and see what needs to be done. This work won't need Board approval unless it turns out to be something major.

Window Replacement: Tom disclosed that the inspection of his unit found one bad window and he has asked Tyler to take care of it. Tyler said the window was on order.

Outside Lighting: Tom noticed some of the lights on the Buildings B, D, F & G are on all day and could this be remedied. Kirk said the lower building stairwells are on those same circuits so that is why those lights are on otherwise the stairwells would have no light. Dick asked MMM to look into solar timmers rather than photocell for the upper buildings

L Bldg. Back Flow: Ty reported that was fixed last week.

Downspout drainage issues: Dick said new downspouts behind the B building has created a pooling problem and needs to be mitigated before winter. MMM is aware of the issue as well as some other downspout issues around the complex. Stan reports they have a to do list and are working to mitigate the issues before winter.

Gym Floor Update: Stan said he hasn't come up with anything and was still working on it.

Switching Parking Spaces: Merc again brought up subject of switching his assigned space with the handicap space. He felt it was unfair that his tenant could not park in front of the A Building. There was discussion on how the parking arrangement came about and when the driveway was redone whether the Town had dictated that the Association had to provide a handicap parking spot. Merc said he would do more research and get back to the Board.

New Business: The Town will be removing dead trees along the bike path behind J & K building.

Dogs: Renters having dogs was discussed. Ty gave the rules to Snowmass Vacations and had a discussion about this. If the rules are broken there will a fine. He asked they put a sheet in the unit so renters would know the rules and problems eliminated. Tom had talked to Taylor at Snowmass Vacations and it was agreed to collect a \$250 deposit on each renter. That was several months ago, and Tom hasn't heard anything back from her. Tyler said the warning is out there and he just needs to stay on top of it. Service dogs are a different matter. The rule is: you can ask only if the animal is a service animal. If they answer yes, you can ask what service the animal is trained for and that is the end of the conversation. You can't ask any further questions. Following that rule will keep the Association out of legal trouble.

Kirk leaves the meeting at this point.

Tom asked Dave if he had spoken to his son about the new garden at the entrance. Dave said he had, and he said MMM will need to look at plat to see who's land it was. It has already been established that the property belongs to Woodbridge so Dave said he would check with his son again,

Ty reported there was a leak from a sale unit in cold water supply into below unit. Ty communicated to owner they need to repair, and Ty would get estimates of cost to fix. If repairs are done after closing, the costs should come out of escrow. Ty would continue working on it.

There being no further business, the meeting was adjourned at 5:30 p.m.

Next meeting September 7th at 4 pm, in person and via Zoom.