

**SMC Board Meeting**  
**October 2<sup>nd</sup>, 2019 4-5 pm MDT**  
**AGENDA & NOTES**

**CALL-IN NUMBER 712-775-7031 x 886301822**

**In Attendance:** Mike Mitchell, Kirk Samsel, Tom Sherman

**MMM:** Stan Stokes, Steve Frischmann

**Unable to Attend:** Doug Mercatoris, Kristin Ericson

**AGENDA & NOTES**

1. Approval of notes from previous meeting (Aug 23 and Aug 28).  
*Approved*
2. Short Term Occupancy – do infants less than 2yrs old count in the numbers? *Due to AirBnB/VRBO policies, the Board agreed that children 2 years and younger will not count toward maximum occupancy in each unit. Should the problem of noise persist, this topic will be revisited.*
3. Parking Rules – any final comments: *No additional comments; Approved per the revised Rules (to be issued to owners)*
4. Rules and Regs – does the Board approve the latest version sent out for review (with clarification on Item 2 above): *Approved after discussion and agreement on Item 12 (see below). **Post-meeting note:** The language regarding occupancy (Item 2 above) in the Rules and Regs did not exactly agree with what was stated at the meeting - this language is currently under further Board review.*
5. A4 tinted windows – update and next steps: *Board determined that the owner should pay for tinting one window to match the others. We await owner's response.*
6. C1 has a cat, in addition to two dogs already approved – next steps? *Board agreed to allow the elderly cat until he/she passes, but not to be replaced. Board also agreed that owner will not be fined even though she did not alert the Association of having the pet, since similar exemptions for aging pets has been given in the past.*
7. C1 request to remove an Aspen from near rear deck – Board decision? *Approved with owner paying for the removal and grinding the stump so the ground can be leveled and seeded.*

8. C1 rekeying – who pays? *Owner to pay for rekey. Association to buy the equipment needed to make the replacements and will charge owners \$100 to do so to cover MMM's cost/time.*
9. J3 remodel request (including soundproofing) – approved? *Approved*
10. Bike shed between C and D: *Project to be on hold until Spring. In the meantime, MMM to explore choices to find as large a unit as possible and to be able to have a unit with removable doors. Also discussed was to include a form of bike racks to maximize the space. Board to re-address and reach conclusion March-April.*
11. AOM Minutes – OK to post on website as “unapproved Minutes”? *Approved to post.*
12. Dumpster size – do we need to limit the size of dumpsters used when remodeling (e.g. no roll-offs)? *Due to potential damage to the driveway, it was agreed that dumpsters must be limited in size (e.g. 6 cu. yd.) and no roll-backs permitted. MMM to be involved in dumpster requests regarding placement/location. Language to this effect was included in the Rules and Regs update approved above.*
13. H2 – request to expand Unit footprint into unused mechanical room space: *Because Board was under-represented, this has not yet been approved. Note will be sent to those Board members not present to determine if they approve. Mike & Tom both approved but we need more than 50% voting and Kirk had to recuse himself from this decision. **Post-meeting note:** the request was approved by the remaining two members of the Board by email.*
14. Building F hot water leak – is this a sign of a bigger problem? *Potentially yes. Determined that we will repair on an as-needed basis.*
15. Any Other Business
  - a. Leveling floors: *Apparently when this is done, the concrete leaks into the unit below the one being worked on. This is cause of great concern due to damage and excessive weight. Board agreed that instructions/guidelines are needed as is mitigation materials. MMM to develop the instructions.*
  - b. New Water Heater in Bldg H: *Problems exist so this has been turned off. MMM dealing with repair, which is hopefully under warranty since it was installed less than one year ago.*
  - c. Deck Furniture in front of Gym: *Exploring options. No decision made. Kirk to present a proposal at the next meeting.*

Next meeting date – 4pm, Nov 6<sup>th</sup>