

**SNOWMASS MOUNTAIN CONOMINIUM ASSOCIATION**  
**ANNUAL MEETING MINUTES VIA ZOOM**  
**AUGUST 28, 2021**

Board Members Present:

President: Tom Sherman  
Secretary: Dick Wallis  
Treasurer: Doug Mercatoris  
Director: Dave Wolff

Mighty Mouse Management:  
Stan Stokes, owner  
Steve Frischmann, manager

President Tom Sherman called the meeting to order at 1:06 p.m. He stated a quorum had not been obtained but the ballots for the election would be counted at the end of the meeting. He welcomed everyone to the meeting and asked if everyone had received the Annual Meeting packet.

Roll Call: See attached addendum for owners present and proxies.

**President's Report:** Tom said due to the pandemic, it has been a hard year for everyone but through it all the Board, through Zoom, managed to hold their monthly Board meetings. They have made progress on projects and dealt with any concerns that might have voiced through the year. The biggest capital improvement project was the painting. The color selection was difficult but the end product looks fantastic. In less that a year, the plan is to have the roofs replaced which will complete the major projects. Anyone on premise that has not weighed in on the roof color should look at the samples in Steve's office. Landscaping has continued to enhance the grounds and some lighting has been updated for aesthetic and safety reasons. We're within our budget by keeping a close eye on expenditures and thanks to Merc for doing a wonderful job.

There have been many complaints regarding noise and the Board has worked to eradicate some issues. There has been direct communication with Snowmass Vacations who tightened up their documents on renter rules. New floors must be sound proofed as much as possible and there is a rule about how thick carpet padding must be. Hopefully all these measures will help with noise reduction.

We've added two more members to the Board, Dick Wallace and Dave Wolff. Tom encourages anyone interested to serve, should let him know. Various input and ideas helps increase the value of our property and make the place look even better.

**Treasurer's Report:** Merc stated that the budget was included in the packet. There were several areas under budget but the painting went over budget by \$13,000 due to added work requested by the Board. Due to good financial planning, the roofs will be paid for without borrowing money or special assessing. Right now, with no unforeseen large expenses like pool failure, we should be able to operate at the same level with the same assessments for some time. We're also in line with funds for the reserve study which was included in the packet until 2034.

**Manager's Report:** Steve reported:

1. Boilers and water heaters are in good condition. The pool boiler was replaced and is using less BTUs which should save money in the long run.
2. The painting crew was great to work with and are now finishing final details
3. Apex has been replaced with Vision Security who are much more responsive and easier to work with. The alarm panel in the J Building has been replaced.
4. There have been drain pipe leaks. As the PVC gets old, it cracks so some walls needed to be opened to remove the old pipe and repaired.
5. A fitting blew off the main feed to the A Building and made quite a mess, but that has been repaired.
6. Dick and Guion have done a great job on the gardens spending a lot of their time and money so a great thank you to them.
7. The bike cleaning power washing station is operational for rinsing off bikes.
8. There was an air leak in the hot tub that needed repair.
9. MMM did fire mitigation on the east and south side of the A Building removing shrubs and trees too close to the building.
10. The sauna has been repaired.
11. A video camera has been installed which can read license plates at night to deter car thefts. Signs to that effect have been posted.

Tom asked if anyone had any questions for Steve. Being none, he asked Steve and Greer to start the ballot counting. Merc mentioned it was planned to have food and drink this year but due to COVID, that was cancelled.

One owner brought up a suggestion for reducing problems created by short term renters. He said in his condo association in New York, a deposit had to be posted by the renters, anywhere from \$500 to \$1,000. All violations were deducted from that deposit, and it got renters' attention. He suggested the Board discuss with Snowmass Vacations to implement a similar program. Tom said it would be discussed at a future Board meeting.

**Landscaping:** Several people thanked Dick and Guion for their work on the landscaping. Tara asked if there was any discussion to landscaping the opposite side of the entrance. Tom said it was just discussed at the Board meeting yesterday and the Board will ask Snowmass Lawn for ideas and cost on that area. Merc said money had been budgeted anywhere from \$2,000 to \$15,000 and if anyone wanted to supplement that, they are welcome.

**Other Business:** Steve was given a great thanks for doing a great job enforcing policy and managing parking as best he could. All the Board members were thanked for doing a great job in keeping the place a great place to live.

Steve was asked if there was a breakdown of owner vs. renters. Steve said there were 25 owner occupied, 13 short term rentals, and 10 long term rentals. Merc mentioned that the Board has been discussing the owner demographics to correlate to different policies.

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**Voting results:** Merc was re-elected with 47.31 points. Merc thanked the other candidate for his interest and hoped he would be interested in serving in the future. Tom thanked Greer for helping with the voting.

Tom thanked everyone for attending and stay safe. Hearing no further comments, the meeting was adjourned at 1:35 p.m.

Note:

Merc asked about election of officers and suggested the officers remain the same for the next year. The Board agreed.