

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

Dec. 2, 2020 4:00PM Mountain Time

Roll Call: Doug Mercatoris, Kirk Samsel, Dick Wallace, Dave Wolff, MMM:  
Steve Frischmann, Stan Stokes

Call in via Zoom, no on site meeting

1. Approval of notes from meeting held Nov. 4, 2020
  - a. Notes were unanimously approved
  
2. Update on fire alarm panel replacement
  - a. The Board has paid Apex Security in full and we are no longer working with them.
  - b. Work has been substantially completed by Vision Security. They still need to install some conduit to hide some wires and pick up their gear. The work has also come in under budget.
  
3. Exterior Paint Color Recommendations
  - a. The Board decided to repaint the side of Building C with a different color scheme because the Intelligent Gray was found to be too light. The revised color scheme will use Gauntlet Gray as the main body color, Enduring Bronze for the bump outs, and Intellectual Gray on the trim. The wood band around the decks, steel railings, and the cladding on the windows will be Iron Ore.
  - b. The Board would like to get Building C repainted with the revised colors as soon as the weather permits.
  - c. Steve has sent out scope of work documents to the painting contractors. We have only heard back from one contractor and are waiting for the others. Steve will make a spreadsheet showing prices and scope of work for each contractor when all have responded so that the Board can easily compare each bid.
  
4. Discussion of short term rental issues:

- a. Director Wallace reiterated that repairing or replacing a floor is an owner option and not an HOA expense unless that floor has failed.
- b. Director Mercatoris advised, that after speaking with our attorney, the Board can not apply any rules to rental units only. Rules need to apply equally to all units.
- c. Director Mercatoris also noted that the Board could eliminate short term rentals. The HOA could change the Declarations with a 67% vote by owners in favor of rentals being for 30 days or longer.
- d. The Board discussed implementing multiple fines based on each occurrence. Fines would apply to all residents equally, not just short term renters. It was decided that first a warning would be issued. After the warning, fines would be \$100 for the first occurrence, \$300 for the second, and \$500 for the third. After the third occurrence the management company would be called to ask the tenant to leave.
- e. If police need to be called there will be no warning and it will result in an automatic fine.
- f. The Board discussed reporting and documenting violations. It was decided that violations need to be reported by email to Stan and Steve. Emails would be for rule violations and police events so that fines and warnings can be implemented.
- g. The Board decided that late check ins are unavoidable and therefore no fines could be imposed. We also need to make it clear on the check in packet that tenants need to move in quietly after 10 PM.
- h. The Board discussed issuing fines for not wearing a mask. Our condos are not located in a mandatory mask area. Steve said he would check on this issue with the County.
- i. Director Mercatoris suggested that the Board could hire a soundproofing expert to make recommendations about our floors and ceilings. These recommendations could then be implemented as part of our remodel packet.

5. The Board discussed silencing options for our steel and our concrete stairways. Outdoor carpet and rubber matting were both discussed. Steve suggested we try it on our noisiest buildings first. Director Wolff suggested not using any silencing materials on the metal stairs due to potential ice build up.

6. The Board discussed the status of Danny's charging station. Nothing has been done yet, however the Board would like the electricity to be routed through his storage room and out through an opening in his storage room wall. This work would be paid for by Danny
7. Steve was able to remove a portion of the low ceiling in carport E to determine the possibility of raising the ceiling. There are sewage pipes right up against the framing making it impossible to do. Steve was able to raise the ceiling about  $\frac{3}{4}$ ", but that is the best that can be done
8. Director Samsel has not looked into the high-top tables and chairs for owner's decks, but will do so as time permits.
9. G4 windows have not been installed yet due to a rotten wood sill. A carpenter will be hired to work in conjunction with the glass installer.
10. Stairwells have been swept clean. Director Wallace would like to see them wet mopped as well.
11. Ceramic pot was broken at the I Building by a contractor who offered to pay for it. It was an owner's pot and the Board doesn't want it replaced. It was suggested that we try to get payment from the contractor anyway.
12. Steve reported that G4 and H6 have casement windows that need to be replaced. Steve suggested Andersen windows with metal clad exterior and paintable wood interior. The Board agreed.
13. Director Mercatoris recommended that we should have additional Board members be signers on our checking account. Directors Wolff and Wallace have agreed and will make arrangements with Alpine Bank to become authorized. Merc will contact Cara at the bank.
14. Next meeting will be via Zoom on Jan. 30, 2021 at 1:00 PM Mountain Time. All owners should be invited 10-30 days prior to the meeting.