

SNOWMASS MOUNTING CONDO. ASSOCIATION
BOARD OF DIRECTORS MEETING
September 23, 2020
MINUTES

Board Members Present: Doug Mercatoris, Acting President
 Kirk Samsel, Vice-President
 Dick Wallace, Acting Treasurer
 Dave Wolfe

Others Present: Stan Stokes, MMM
 Tyler Newton, MMM
 Donna Aiken, Transcriber

Zoom:

President Mercatoris called the meeting to order at 4:00 p.m.

Unit Owner Comments: No comments

Minutes 8/3/22 Meeting: Dick moved the minutes be approved. Dave seconded and the motion passed unanimously.

Financial Report: Merc said Dick was taking care of the financial duties at this time. Stan was asked to send the previous to date for October to August electronically.

Approval 22/23 Budget: Dick questioned if the amount budgeted for energy might not be enough. After discussion, \$5,000 was added to bump the amount from \$26,000 to \$31,000. Tyler will re-work the budget for the annual meeting tomorrow. Dick motioned the budget be approved as amended, Kirk seconded, and the motion passed unanimously.

Annual Meeting: Stan and Tyler said everything was ready for the meeting. Tyler has set up a spread sheet to tally the ballots quickly. Wine, beer and food trays will be provided.

C & E Garage Ceiling: The garage ceiling project has received the building permit and concrete cutting will start next week. Stan was asked to check and see if the ceiling had a circulation pump for hot water installed.

Pool Deck: There is no update or quote to date as the project is not scheduled until spring.

Pool Stair Repair: Tyler met with the contractor to review options and the estimates are \$1,700 and \$1900 to do the stairs depending on material. It was decided that Trex would be too slippery and sealed cedar would be preferable but the Board would wait and see what the price would be and what the contractor comes up with.

Outside Lights: Tyler has received complaints about the timing of the exterior lighting and now the lights turn on at 4:00 p.m. and off at 9:00 p.m.

Gym floor: Stan presented bids for materials to replace the gym floor. The material presented seemed acceptable but the Board would like to see something less industrial and more like a normal floor. Stan will continue to source materials and see what's available. It was suggested that the walls be painted and Kirk proposed buying a fan and new clock. He was given the OK to purchase those two items.

Dog Relief on Balconies: Some neighbors are objecting to altering the decks to allow dogs to use as bathrooms. Kirk said the rules do not allow these alterations and the Association provides poop bags at dog stations so we should stick to the rules. Tyler was directed to contact those offending people and have the alterations removed.

Parking: Merc stated nothing has been done about relocating his spot. The owner of A-5 is asking to park in the handicapped spot when there is a rental. The Board agreed this was not plausible and Merc volunteered to talk to this owner and explain the history and reasoning. Tyler explained that the Town denied his request for another spot because it would impede the turn around for the now larger buses. The Board will continue to work on this issue.

Erosion Behind F & G: Dick reported that MMM is working on curbing erosion in this area. Tyler will install erosion protection, but it will most likely need to be reseeded in the spring. Hydroseeding was discussed but irrigation will be needed for that to work. MMM was given the go ahead to do what is necessary now to prevent further erosion and the Board will reconsider options in the spring.

Pool and Office Furniture: Dave met with the contactor, Joe Taylor, who will begin on the office once the pool stairs are completed. He will be running electrical through the wall for outlets and lighting, moving the thermostat and adding a second door so people don't have to enter through the outside. n wall. Commercial office carpet will be installed, and Dave will look for office furniture.

Short Term Rentals: Dave brought up the subject of short-term rentals and the discussions the Town Council has been having about the subject. There were various opinions voiced by the Board, both pro and con. In the end it was decided to bring up the matter at the annual meeting to get a feel for topic by the owners.

Conference room Upgrade: Dave suggested the new Board should look into upgrading the conference room to make it more attractive for owners and guests. It will be brought up when the new Board meets.

Winter Pool Use: There was discussion about whether to have the pool open in the winter. Some members thought it was a waste of energy and others considered it an amenity to guests and owners. The pool is closed for the off season to save energy. It will be another topic for the annual meeting tomorrow. As it stands, the pool will operate this winter.

Other Business: Tyler said he will have the new Rules and Regulations including fines laminated and put into each unit. There was discussion on the \$500 fine for noise violation. It was decided to start the fines at \$100, including pets, and see how things went this winter. A comment was made that the Association should be fining the owner, not the renter. Tyler will update the Rules and Regs. And have available for tomorrow's meeting. He was asked to be sure to have multiple grills removed.

Kirk stated that long term renters are not receiving the same information that is sent out to owners and the Association should have a listing on these renters so they can be informed of the rules. Tyler will send out an e-mail to obtain this information.

MMM was asked to see that the thistle on hill is removed.

Stan said there was touch up painting in some areas including the junction box.

Kirk volunteered to look into "quiet signs" to be posted in the landings that would be suitable for each stairwell.

There will be no officer elections until next meeting which will be on November 4th at 4:00 p.m.

There being no further business, the meeting was adjourned at 5:26.

