

SMC Board Meeting
April 1, 2020 4:00-5:00 PM

AGENDA & NOTES

CALL-IN VIA ZOOM.COM

No On-Site Meeting due to Covid 19

Roll Call: Mike Mitchell, Kirk Samsel, Tom Sherman, Doug Mercatoris, Kristin Ericson

MMM: Stan Stokes, Steve Frischmann

1. Approval of notes from previous meeting, held March 4, 2020: APPROVED
2. Remodeling during Coronavirus emergency – Pitkin county has restricted work to “single contractor only” until April 17th. What is the Boards position with respect to future work within SMC? SMC WILL FOLLOW GUIDELINES & TIMING SET BY PITKIN COUNTY, WHICH CURRENTLY MEANS NON-ESSENTIAL WORK CANNOT BE PERFORMED AT THIS TIME.
3. New color schematics to reflect exterior painting (Kirk): TO BE ADDRESSED IN MAY MEETING
4. Building A Upper Floor Remodel:
 - a. Three new quotes? (Steve) (Quotes from Pascal and DZ attached): AWAITING 3RD QUOTE. THE TWO QUOTES RECEIVED WERE WORLD’S APART WITH DZ BEING FAR LOWER. DZ HAS PERFORMED WORK IN TWO UNITS, ONE OF WHICH WAS KIRK’S. THEY CAME IN ON BUDGET AND DID GOOD WORK, BUT THE SUB-CONTRACTORS SHOULD BE “SUPERVISED” FOR QUALITY CONTROL. STEVE WILL FOLLOW UP WITH THE OTHER REMODEL OWNERS WHO USED DZ TO FIND OUT IF THERE WAS ANY “BUDGET CREEP” DURING THE PROJECT.
 - b. Discussion of viability of the project based on the new quotes: SEE ABOVE. THE BOARD CONSIDERED THE DZ QUOTE TO BE IN THE RIGHT AREA TO MAKE THE PROJECT VIABLE, BUT NO DECISION WILL BE MADE AT THIS TIME SINCE NO CONTRACTOR WORK CAN START AT THIS POINT
 - c. Samples of laminate flooring, front door, chandelier (Steve/Stan): STEVE TO RECIRCULATE THE INFORMATION HE SENT PREVIOUSLY - TO BE REVIEWED IN MAY MEETING
 - d. Furniture options for new entry way (Kirk): TO BE REVIEWED IN MAY MEETING
 - e. Front door options: STEVE WILL INVESTIGATE OPTIONS - TO BE REVIEWED IN MAY MEETING
5. Homeowner’s Insurance:
 - a. Current requirements and recommendations. NO REQUIREMENT IN OUR CURRENT GOVERNING DOCUMENTS
 - b. make a requirement in By-Laws and account for those who self-insure? BOARD WILL WAIT TO SEE OUTCOME OF F2-F4 BEFORE DECIDING HOW TO PROCEED. WE WILL ALSO CONSIDER ASKING OWNERS WHETHER THEY CURRENTLY HAVE INSURANCE AND THEIR OPINION ON REQUIRING THIS.
6. L6 into L4 leak – Does Snowmass Vacations think we are responsible for some of this? NO

7. Shed between Buildings B and C: new drawings (Stan): 8' x 10' SHED WILL FIT. DZ PUTTING PROPOSAL TOGETHER. FOOTINGS OF POURED CONCRETE OR A GRAVEL FLOOR WILL BE EXPLORED.
8. Some long-term residents are not receiving newsletters to Owners – HOA role? WHILE THIS IS NOT THE HOA'S ROLE, STEVE WILL EMAIL NEWSLETTERS AND/OR PLACE THEM ON THE DOORS OF THE LONG TERM RENTERS HE IS AWARE OF.
9. Any other Business?
 - a. Status of adding additional trees and flowers for beautification. TOO EARLY TO DO SO BUT THE PROJECT HAS BEEN PROCEEDING.
 - b. New deck furniture: LOOKS TERRIFIC. HAS HARDLY BEEN USED DUE TO ISOLATION PRECAUTIONS.
 - c. Window and door maintenance (\$3,000) (AL325): Sliding door locks repaired in H2 & J6? J6 COMPLETED. NEW HANDLE SET BEING ORDERED FOR H2
 - d. 2018-2019 Financial Review posted to website and realtor site? YES
 - e. SMC Website home page has floor plan layouts, but they do not make much sense to me and Tom "2 bed plus loft" units show upstairs bathroom in "loft, but 3 bed units show a loft also, but no bathroom!! Do we need these diagrams? Put a more general intro on our Home Page? IT WAS AGREED THAT THE FLOOR PLANS CAN BE REMOVED. STEVE AND MIKE TO DISCUSS OUR OPTIONS FOR REMOVING THIS PAGE. IT WAS ALSO DETERMINED THAT THERE ISN'T A LOT OF VALUE FROM THE WEBSITE SO STEVE/MICHAEL TO DISCUSS OPTIONS TO REPLACE IT WITH SOMETHING THAT DOESN'T COST THE HOA ANNUALLY.
 - f. PLANTS IN FULL BLOOM ARE HIDING THE "SNOMASS MOUNTAIN CONDOMINIUMS" SIGN AT ENTRANCE. IT WAS AGREED TO MOVE THESE PLANTS AND REPLACE WITH SOMETHING THAT POTENTIALLY CREATES A FRAMEWORK TO THE SIGN. STEVE TO GET RECOMMENDATIONS FROM THE LANDSCAPER.
 - g. WATER PRESSURE REGULATOR VALVES FOR BUILDINGS B AND J HAVE BEEN REPLACED.