

**SMC Board Conference Call**  
**April 30<sup>th</sup>, 2019 4-5 pm MDT (5-6 pm CDT, 6-7 pm EDT)**  
**AGENDA and Notes**

**CALL-IN NUMBER 712-775-7031 x 886301822 ON-SITE: Conference Room, Building A**

**Roll Call:** Kirk Samsel, Greer Fox, Doug Mercatoris; Mike Mitchell and Kristin Ericson absent. Kirk chaired the meeting in Mike's absence.

MMM: Steve Frischmann

**AGENDA**

1. Approval of notes from previous meeting (April 3<sup>rd</sup>). *Approved as written.*
2. D3 Renter behavior
  - a. Reported at the time?
  - b. Fines levied?
  - c. Would short-term renter occupancy limits have prevented/mitigated this?
  - d. Should we re-issue "young renter groups" letter from 2 years ago – several new Owners now?
  - e. Next steps?

*a-b. The egregious behavior seen earlier this season was reported by Steve to Snowmass Vacations, which had booked the unit. SV responded immediately to take care of the situation and the offending renters were fined by SV. Neither MMM nor SV involved the unit owner in this incident. For future reference, the Board clarified Board policy with Steve: ie, SMC owners are responsible for the use of their unit and the behavior of unit renters or guests. In all cases of rule violations, owners are to be notified and fines, if appropriate, may be levied against owners. Owners may then choose to pursue reimbursement of fines with their management company, may choose to change management companies, or may wish to specify what kinds of rental groups they want booked into their unit. Owners may also request a hearing with the Board on any fines levied. c. Steve did not feel that short-term occupancy limits would have prevented these incidents. He noted that another large group*

*(10) was recently in residence with no issues. d. Next newsletter should make note of issues with young group rentals. e. Next steps should also include a clarification of the unit owner's ultimate responsibility for guest/renter behavior inside the unit, limited common areas (decks, patios), and common areas (pool, spa, parking area).*

### 3. Parking

- a. Review of Owner feedback re parking item in March Newsletter. *A small number of owners responded: Units with covered parking didn't want to lose it; no assigned slots would result in a free-for-all chaos; some mentioned option of open spots in town lots for small fee.*
- b. Anyone volunteer to write wording for Rules and Regs to outlaw Owners/renters rotating cars every 48 hours between assigned and guest spots? Enforcement issues? For review at June meeting
- c. H6 request to solicit owners for parking space to rent
  - i. Issue: Parking spots are LCE, assigned by Board, enforced by Management.
  - ii. Next steps – need to address permissibility of inter-unit rental agreements in Rules and Regs?

*After discussion, Kirk recommended that the parking rules/regs be forwarded to Board members for review at June meeting to address new issues re parking.*

### 4. Building B water leaks – issues and status

- a. B1 – *they will fix the large area of ceiling in garage that was damaged by leak in unit. Small area related to B2-B4 will be fixed by HOA>*
- b. B2-B4 – *Search for source of leak (not repeated since initial problem) will commence this week with personnel from MMM. Board approved snaking the B4 washer line, since that is suspected source of leak.*
- c. Next steps. *1) See above. MMM will investigate shortly as noted. 2) As part of discussion of plumbing issues, Steve brought up the need to re-solder a connection in B Bldg boiler room in the domestic hot water.*

*3) When the heating pipe under B1 is repaired, both the B and C building heat system needs to be drained. There will be isolating valves installed so that when a repair is needed in the future to the heating pipes, only one building would be drained instead of both buildings. This will save time and money.*

5. Remodel requests – status

- a. *D3 – stripping of beams. Owner now wants to do this June 10-14. Board did not approve new date; must complete work prior to June 10 or during Labor Day-Thanksgiving off season.*
- b. *F2 – soundproofing and other internal non-structural changes – Steve provided update on this work; owners doing it themselves; Board interested in effectiveness of soundproofing from below.*
- c. *J3 – new window, ceiling fans, and dryer vent. Approved as per submitted diagrams/pictures. Board asked MM to make sure that all vents are painted to match siding.*
- d. *G2 – window replacement experiment. Board is in favor of this project; Steve will make sure proper forms have been filed so that there is sufficient documentation of procedure for future reference.*

6. June 8<sup>th</sup> face to face meeting

- a. *Meeting time of 2 to 5pm – OK? Yes.*
- b. *Draft 2019-2020 operating budget available for meeting? Yes.*
- c. *Reserve study review proposed – needs updating based on Capital Investment roadmap. Board agreed that this is main agenda item. Kirk will consult with Chris Madigan to develop some paint schemes for review at the meeting.*
- d. *Meet and Greet for after June Board meeting – plan? Timing? Scheduled for 5:15-6:15 following Board meeting. Steve will handle drinks (beer, wine, etc.) and snacks.*

7. Any Other Business

- a. *Mike and Kirk need to activate the Alpine on-line account so that their names are active. Merc will facilitate.*
- b. *Greer asked re vent cleaning. This is done by MM every two years in the fall (same schedule as chimney sweep).*
- c. *C3 plumbing bill – those present reaffirmed their emailed approval of Steve’s proposal re appropriate partial payment*

*from HOA.*

Meeting adjourned at 5:57 MDT

Next meeting date (on site, 2 pm MDT): June 8th, 2018