

SNOWMASS MOUNTAIN CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
AUGUST 24, 2024

ATTENDEES:

A-1 President Doug Mercatoris
K-5 Board Member Dave Wolff
D-3 Board Member Joe Reinstein(zoom)
H-5 Board Member Aaron Barnard(zoom)
F-1 Board Member James Overton
Brian Bradford Mighty Mouse Property Manager
Stan Stokes Owner Mighty Mouse

Unit members:

A-3 Kelly Hansen
C-2 Ian Waugh
B-2 Kathie McClellan
D-4 Dick Wallace
I-1 Sam Meyer
I-2 Robert Leavitt
J-1 Bruce and Greer Fox
K-2 Christine McNeil
L-1 Becka Polin
L-2 David Klebes
L-4 Kristin Ericson
L-5 Dave and Tara Tash

President Doug Mercatoris, after determining a quorum had been attained, called the meeting to order at 4:00 P.M. He welcomed everyone and said the Board is looking into a By-law change to allow proxy voting electronically to make the process easier.

OWNER COMMENTS: One owner asked if the Board was aware of a person sleeping in the common room. Doug said Mighty Mouse was dealing with the situation and it wouldn't happen again. A comment was made the stronger action is needed to cease bad behavior by renters.

PRESIDENT'S REPORT: Doug said there is a full report in the meeting packet. The present Board has accomplished having the buildings painted, roof replacements, new pool decking, the re-design of the Common Room. Landscaping has been enhanced and the gym is being updated. The Rules and Regulations have been updated and MMM has worked to make sure these are enforced. Doug said it had been a pleasure to serve and was proud of the accomplishments and leaving a healthy capital reserve for future Boards.

BUDGET REVIEW: Doug had also served as Treasurer this past year and reviewed the financials and balance sheet. He stated MMM has done a good job with expenses although there will be an assessment increase of 5.7% this fiscal year. The new Board will decide on whether to update the capital review study to determine long range planning.

ANNUAL MEETING MINUTES 2023: The minutes were moved, approved and passed unanimously.

MANAGER'S REPORT: Brian Bradford was introduced as the new MMM new property manager. Although only on board a short time, he has been working on the following:

- a. Retaining on some buildings
- b. Continuing the window & door replacement project
- c. Getting the gym rules updated
- d. The dog washer unit is operational
- e. Railings will be painted this fall
- f. Working on the pool & hot tub problems
- g. Ongoing maintenance in the complex

Brian did ask if anyone had problems, concerns or recommendations to please e-mail him.

ELECTION OF BOARD MEMBERS: Doug said there were 2 seats open, one to replace Jaimie who had resigned with a one-year term, and a two-year seat. James Overton and Aaron Barnard had volunteered to be on the Board. There being no further nominations, votes were counted, and James and Aaron were elected. Doug suggested officers be chosen at the next Board meeting. At this point, turned the meeting over to Dave Wolff.

NEW BUSINESS: Dave said an amendment to the Rules and Regulations is being proposed that would eliminate charcoal grills and allowing only gas, electric or solid fuel grills in black with no more the 3 burners and a 54" diameter. Balconies could have no more than 2 chairs and 4 hanging or standing planters no bigger than 18" diameter. No hummingbird feeders were allowed on the ground floor or within reach of bears. Dave entertained a motion for approval of the amendment.

A lengthy discussion ensued. After much concern on monitoring and enforcing the plant restriction, the rule was amended to have plants removed after the first frost or when dead. The motion was made as amended, seconded and passed 3 votes to 2. Two no votes were cast by Joe Reinstein and Aaron Barnard.

NEW BUSINESS: MMM was asked to look into the removal of a bike that has been on site for a long time and never moved.

A complaint was made about unsightly materials and "junk" being stored. Dave suggested a walk around to identify these areas.

Puddles in the shower by the hot tub were a liability and should be attended to.

A suggestion was made to levy a fee on short term rentals to off-set costs. Historically, previous Boards have not pursued this but if the present Board feels it would like to re-visit the topic, they can.

There being no further business, a motion was made for adjournment. The motion was seconded and passed. The meeting was adjourned at 5:15 p.m.

