

Snowmass Mountain Condominiums Board Meeting Agenda and Notes

Oct 7, 2020 4:00PM Mountain Time

Roll Call: Tom Sherman, Doug Mercatoris, Kirk Samsel, Dave Wolff, Dick Wallace

MMM: Steve Frischman

Call in via Zoom, no on site meeting

1. Approval of notes from previous meetings held Aug 28 and Sept. 2, 2020
 - a. Notes from both previous meetings were unanimously approved

2. Fire Alarm Panel Replacement
 - a. Vision Security has given us a price, to only replace what they have to, of \$5,000 plus any additional work that they find necessary once they get into it. After discussion, the Board agreed that it could be as much as \$7,500-9,000 to replace fire alarm panel. The Board agreed to have Vision Security do the work. There is no impact on our Capital Reserve.
 - b. Apex Security has \$2,700 remaining due on their contract for the next 18 months that they are not willing to dismiss. The Board agreed that we should try to terminate this contract due to negligence. Merc to draft letter for Paul Taddone to review to send to Apex to cancel contract and obtain the remaining balance.

3. Exterior Paint Color Recommendations
 - a. It was decided that we need to paint 2 larger portions of a section of a building (which building to be determined) so that people can better visualize the paint scheme.
 - b. The Board discussed the importance of caulking the corners of the buildings as well as the trim around the windows and doors. Steve to obtain a separate price on this from the painting contractors.

- c. We do not yet have an estimate on replacing stone with Core 10 steel. Steve will try to get an estimate on this.
 - d. The Board has budgeted \$245,000 from the Capital Reserve fund for painting. We have received 2 painting bids, one is for \$350,000 and the other is for \$360,000. These bids do not include caulking. Board will address the bid amounts vs budget.
- 4. Discuss renter of C4 and their unacceptable behavior, and their impact on quality of life for other residents
 - a. Options available to HOA if excessive noise complaints continue? We decided that owner should be notified, given one warning and then fined \$100.00 for each offense. It was also decided that if the police are called it should be an automatic \$100.00 fine.
- 5. High Top Tables and Barstools for owners' decks were discussed. Kirk felt that they should be a match to the existing tables and chairs, and he will investigate availability from Tropitone.
- 6. The Board discussed PUD redevelopment plan for new Center, per Danny Teitelbaum. The Board agreed that it was not necessary to attend the town meeting and that construction would have minimal impact on our neighborhood. Dick Wallace (or was it Kirk?) to discuss this with Danny.
- 7. Carry Over topics from 8-28-20 meeting:
 - a. We discussed having Chargepoint install a charging station in D Building carport, but nothing has been decided at this time.
 - b. Review digital door locks, and finalize levers versus knobs discussion – this was not discussed
 - c. Soundproofing:
 - i. Update on conversation with Paul Taddune (Tom)- this was not discussed
 - ii. Estimated costs for demolition/construction (Steve)– this was not discussed
 - d. Status of Power washer for bike cleaning station – completed and stored for winter
 - e. Status of Breezeway deck resealing (Steve) - this was not discussed

- f. Status of Electrical panel replacement (Steve)- this was not discussed
 - g. Can long-term renters have dogs? Options discussed were as follows, but nothing was formally decided:
 - i. to leave as is, (no pets allowed)
 - ii. to handle requests on an exception basis
 - iii. Allow all long term renters to have pets
 - h. Board decided to reopen fitness center for full time residents. Residents must sign in, only one person at a time in the exercise room, wear a mask at all times in A Building, wipe down equipment, and open door with portable fan running as exhaust. One "offense" and the resident(s) will not be allowed to use the room again for the safety of all others.
8. Board discussed compromised windows in unit G4 and getting estimates for replacement.
9. Next Meeting: Nov 4, 4PM
10. Any other business?
- a. Dick said he would like to plant a weeping white pine between the SMC entry sign and the walkway into Building A. The Board wasn't thrilled with the weeping white pine so it won't be planted.
 - b. Dick was granted permission to trim the lower branches of a tree between Building E and F
 - c. Dick believes the ceiling in D Building carport should be raised for several reasons and we need to get an estimate for that. (Steve)