

**Snowmass Mountain Condominiums**

**Board Meeting Minutes**

**Wednesday, May 14th, 2025, at 4:00 pm Mountain Time In person at SMC Conference Room and via zoom**

**Topic: SMC Board Meeting**

**Time: May 14th, 2025, 4:00PM Place: SMC Rec Room**

**Dave Wolff – Board Member**

**Joe Reinstein - President**

**James Overton - Board Member**

**Aaron Barnard - Board Member (Zoom)**

**Brian Bradford - MMM Property Manager**

**Stan Stokes - Owner Mighty Mouse**

**Iain Waugh Board Member (absent)**

**Guion Stewart Moore**

**Christine Mcneil K2**

**Chelsea F2**

Meeting called to order

**Agenda:**

1. Unit owner comment period. (Please limit questions to 5 minutes.)
  - Chelsea brought up the idea of a fee for owners with short-term renters. The idea of a fee based on facility use was also suggested. Joe and Aaron noted that this would disproportionately affect full-time residents who use the facilities more. They also pointed out that the current HOA fees already account for maintenance costs based on square footage. Joe noted this topic has come up several times and the Board had discussed it and deemed it not appropriate or legally feasible, given owner property rights.

- Danny Elkins Deck Remodel Discussion: Joe discussed the potential for a remodel project to enclose a portion of Danny's deck, which is larger than other units. Concerns were raised about the structural integrity of the deck and the potential impact on other unit owners. Danny proposed a 7-foot setback from the current railing and filling in the deck to make it part of his unit.
- Roof load capacity concerns were discussed. Joe expressed concerns about the load-bearing capacity of the roof and the need for a new roof structure to cover the proposed space. Brian clarified that the new structure would be built on top of the existing deck without altering it, and he would consult with a structural engineer to ensure the load-bearing capacity. Joe suggested that the association should not be responsible for the roof of the new structure, and they agreed to discuss the details further once Danny submits an actual plan. The board agreed to review the application once it is submitted, including architectural renderings and permits from the town of Snowmass.

#### 2. A-7 update

- Brian and James discussed the new tenants in A7, who are in the medical field and have been meeting their duties. They are paying the same rent as the previous tenants. James mentioned that they are on a month-to-month lease and are being tried out for a few months. The previous tenants had some issues, including not paying the full rent and causing some damage. The board decided not to pursue the issue further with the old tenants given time and expense.

#### 3. Rule primer update. Brian and Christine(k2) updated rules short document to be distributed to all owners and displayed in units with short-term rentals.

- Brian presented updates to the rules and regulations for short-term renters, including changes to pet policies, parking, and balcony usage. They also clarified that loud music and amplified noise are not allowed at any time.
- The Board discussed the need to clarify the rules and regulations for rental units, particularly regarding fines for violations. They agreed to make it clear that fines are per violation and per day, and not a one-time fee. They also discussed the need to exclude service animals from the pet ban, and to have a system in place for renters to provide documentation for their service animals. A suggestion was made to post the rules and regulations upfront in rental listings to avoid any misunderstandings. Brian and Christine will make the necessary changes and resend the updated version.

#### 4. Covenant discussion

- Brian discussed the need for enforcing covenants and cleaning up the complex, particularly focusing on long-term rentals. He suggested a proactive approach to cleaning up, sending notes to residents, and enforcing actions if necessary. James emphasized the importance of addressing food items immediately to prevent bears in the complex. Brian agreed to send a notice to residents and owners, giving them a deadline to clean up, noting fines and removal of items if not complied with.

#### 5. Bike storage discussion (James) sprinkler rooms/ideas

- James discussed the possibility of installing bike racks in the boiler room, noting there is a lot of empty un-used space. James suggested that each unit could have two racks, but the board should not pay for them as each bike is different. Instead, owners should buy their own racks. The Board also discussed the potential for a lottery system if the demand for bike storage exceeds the available space. Joe suggested that the board should consider the long-term implications of this decision, including potential insurance issues and the need for a standardized rack. The team agreed to visit the boiler room to assess the feasibility of the plan. Brian will contact the insurance company to see if there are any issues with bike storage in the mechanical rooms. It was noted that e-bike batteries may pose a fire hazard and should not be allowed.

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#### 6. Treasurer's report- James Overton

- James reported that they were behind on dues and MightyMouse would follow up with delinquent owners.
- SMCA account balance of \$163,000 with operating capital at \$869,000. SMCA is under labor budget by about \$12,000 and utility budget by about \$30,000. James also raised a question about the operating capital and the amount of the funds and the need for the capital reserve assessment. Joe clarified that the capital reserve was not for a rainy day but based on a study done on roof, windows, painting, and pool, etc. and noted the study was being updated so the Board could determine the funding necessary. Brian mentioned that they were planning to update the previous report and include the pool. Joe suggested that they should not inspect the roof as it was only a couple of years old. James proposed setting goals for their reserves and calculating their special assessment dues to fit that target.

#### 7. Manager's Report –

- Things have slowed down quite a bit with ski season ending.
- New tenants move in to A7. MightyMouse painted the unit before they moved in.
- The back area behind the buildings D, E, F has been seeded and MightyMouse is watering to get it growing.
- All the landscape requests from the April meeting have been completed and we are getting ready for summer projects.
- D-1 is doing a remodel and they are doing asbestos mitigation.
- We have cleared the firewood from the sheds and both sheds are ready for summer bike usage.
- Brian discussed the issue of owners gaming the system by removing and re-adding items in the garage, and the need for stricter enforcement of the rules. Joe suggested adding a note about fines and removals in the garage, and Brian agreed to follow up on this.
- The problem of remodels and construction debris in the building was discussed, with Brian promising to address these issues with the owners and contractors.

#### 8. Old Business

a. None

#### 9. New Business

- Brian reported on the progress of various projects, including the landscaping, a new sliding door, and the need for a service agreement for the snow melt system. Joe suggested that the owner should pay for painting the door and that the HOA should not be responsible for it.

#### Next steps

- [Brian to schedule the reserve study site inspection for June.](#)
- [Brian to ensure the pool and spa are included in the reserve study inspection.](#)
- [Brian to investigate the cost of an annual service agreement for the snow melt system.](#)
- [Mighty Mouse to repaint the metal stairs' carriage boards.](#)
- [Mighty Mouse to clean up masonry areas in the next 30 days.](#)
- [Brian to reach out to the owner with the white pet door to bring it into compliance with common elements.](#)
- [Joe to inspect the boiler rooms during his upcoming visit to Snowmass.](#)
- [Brian to contact the insurance company about rules and regulations for boiler room access.](#)
- [Brian to straighten up and potentially remove one of the rugs at the top of the stairs to reduce tripping hazards.](#)

- [Brian to remove the dead aspen tree outside the pool area.](#)
- [Brian to work with Dick and Guion on selecting plants for the planters.](#)
- [Stan to follow up on overdue quarterly dues payments.](#)
- [Brian to update the rules primer with the discussed changes for distribution to all owners and display in units with short term rentals](#)
- [Brian to ensure future contractor bids for doors and windows specify matching existing colors.](#)

The next meeting was scheduled for June 4th.

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