

SMC Board Conference Call
March 6th, 2019 4-5 pm MDT (5-6 pm CDT, 6-7 pm EDT)
AGENDA and NOTES

ON-SITE: Conference Room, Building A

Roll Call: Board: Mike Mitchell, Greer Fox, Doug Mercatoris, Kristin Ericson and Kirk Samsel absent.

MMM: Stan Stokes, Steve Frischmann

AGENDA

1. Approval of notes from previous meeting (Jan 26 on-site).

Approved.

2. Financial

a. Update on Timberline Bank account. *Treasurer Merc reported that the account has been closed and \$18,000 has been transferred to the Alpine Bank Capital Reserve account, which currently stands at \$272,000. He noted that two quarters of MM Reserve funds will be transferred into this account before the end of this quarter. Thereafter, MM assessments will be deposited directly into the Alpine MM account.*

b. Board discussion of proposal to open a new account with Vectra Bank and purchase short term CD's.

Merc reported that because Vectra does not maintain a branch in Snowmass, he investigated three other Aspen banks for an interest-bearing account for the HOA's maintenance reserve funds. Such an account with Community Bank offers 2.25% and with Wells Fargo at 2.4%. First Bank offers an interest-bearing Business Premium Account at 2.5% with an early-withdrawal penalty (loss of 6-months interest on funds withdrawn) if funds are withdrawn within a year of deposit. Because the purpose of the account would be accumulation of MM funds for future HOA projects and because just over \$100,000 will remain in the MM capital reserve account at Alpine Bank, sufficient to cover annual MM projects, Merc recommended that he, as Board Treasurer and Mike Mitchell

as Board President, both duly elected by the HOA, be authorized by the Board of Directors to establish an interest-bearing capital reserve account with an initial deposit of \$250,000 at First Bank in Aspen. Further, the Treasurer and President would be authorized to transfer funds between the interest-bearing account and the MM capital reserve account at Alpine Bank. The proposal was approved unanimously, and Merc was thanked for his work on this aspect of HOA finances. Note: Kirk and Kristen approved via email following the meeting.

- c. Financial Status.** *Mercatoris reported that financials looked good; some items up, some down, but overall HOA is generally on target with budget. Financial document packet, posted monthly on the owners' website, provide full details re the status of the HOA financial picture for owner review.*

3. Parking

- a. Discussion of the practice of Units with two cars occupying a guest spot permanently by “rotating” cars every 48 hours.** *The Board agreed that the Rules and Regs need to address the “gaming” of this rule by renters/owners who rotate two cars every 48 hours between their assigned space and a guest space.*
- b. Discussion of recent Civil engineer visit on additional parking opportunities.** *Three areas were investigated: the “Vill Garden” area between Buildings A & B for 2-3 spots; the green space between Buildings C & D for 1 spot; and the hillside along the entrance between the French drain and the wood shed for several spots. The consultant estimated the costs for the Vill Garden area at approximately \$100,000 to \$150,000; the CD space at perhaps \$30,000; and the entryway space at \$600,000. The Board agreed these costs were prohibitive.*
- c. Next steps:** *Mike will draft a segment for the next newsletter, sharing the problem and asking owners for input.*

4. V2 of Capital Investment Summary Feedback

- a. Approval.** *Board approved the summary drafted by Mike.*
- b. Distribute by mail, email, or both?** *Both. Exec summary will be appended to next newsletter.*

5. **Request that we remove the card lock from the bottom external door of Building A (access to/from hot tub)**
 - a. Fix, replace, remove? *Steve reported that the problem has been taken care of for now. In the off-season, a long-term fix for the door (reframing, rehanging) will be done. Board agreed that security of A Bldg (gym, spa, etc.) mandates a lockable entry door. Board asked if overhead lights above the spa had taken care of unauthorized, fence-jumping night visitors? Yes.*
6. **Offer of additional gym equipment**
 - a. Space available? *Steve said space is available for the rowing and weight machines; must check further about the stationary bike.*
 - b. Liability, maintenance? *With the donation, the equipment becomes the property of the HOA to repair, replace, or remove and will be covered under the HOA liability insurance. Steve will make certain the donor understands these terms.*
7. **Building A additional storage space Project – update**

Steve reported that he was advised against the development of storage unit underneath Building A (with entry off the side of the hill). He will proceed to develop 4 additional small storage spaces, approximately 8' X 3' X 4', alongside the existing storage units in Building A. When complete, they will be assigned to the remaining four units currently without storage lockers.
8. **B2 water damage/leak – update.** *Steve: the investigation of the source of the leak is ongoing, as is the leakage. No water appears to be coming from the roof. Bathroom ceiling in B2 is still wet. He and Stan noticed water along the B4 toilet lines in the ceiling of the garage area. They will consult with a plumber in the next week re the dripping pipes in the parking area to trace its source.*
9. **C3 plumbing work invoice – update.** *Steve: No closure yet.*
10. **Newsletter for Owners – content and timing?** *Mike will draft something re the discussion of Board deliberations re parking situation. Greer will comb through Notes from January on-site meeting for items of interest.*
11. **Board succession – skill sets desirable?** *Greer asked the Board to consider the skills the Board might want as members rotate on and off the Board. She indicated that she will leave the Board after the*

summer HOA, as her third full term comes to an end. Kirk's seat is also up for reelection this summer. Mike suggested alerting owners through an item in the newsletter, asking owners to talk with a Board member about running for Board election in the coming year.

- 12. Any Other Business?** *Steve had several items:*
- a. the conference room window is in process and will be replaced in the next week or two, weather permitting.*
 - b. New lights for stairwells and hallways are in. Currently he's working on Building E and will move around the complex, installing the new fixtures.*
 - c. D4 owner asked about responsibility for cleaning the decks. Answer: it is an Owner's responsibility, and Owners should make certain their management company cleaning crews are aware of this. Grease traps in grills are especially important to monitor, as owners in lower units have had issues with grease from above dripping onto decks and patios.*
 - d. Plumbing repairs. Steve asked who's responsible. Answer: the owner is responsible for leaks, pipes, fixtures, drains, etc., inside the unit. Repair of damage from leaks traced to a given unit is an Owner responsibility. The HOA is responsible for repair of plumbing inside the walls, such as pipes or drains.*
 - e. Steve asked re driveway concrete sealing. Answer: hairline cracks are expected; caulked when needed. No sealant! Ever! Causes more problems than it solves.*

Meeting adjourned at 7:20 pm.

Next meeting date (4 pm MDT): April 3, 2018