

Snowmass Mountain Condominiums Board Meeting Agenda and Notes

Nov. 4, 2020 4:00PM Mountain Time

Roll Call: Tom Sherman, Doug Mercatoris, Kirk Samsel, Dave Wolff, MMM:
Steve Frischmann, Stan Stokes

Call in via Zoom, no on site meeting

1. Approval of notes from meeting held Oct. 7, 2020
 - a. Notes were unanimously approved

2. Update on fire alarm panel replacement
 - a. Update on terminating contract with Apex Security. We have received a reply from Apex's attorney. He states that we can terminate the contract for the fire alarm panel that we are having issues with, but we must pay for the other contracts for the two other fire alarm panels. We have received a bill from Apex, and the Board agrees that we should just pay it and end our relationship with Apex.

3. Exterior Paint Color Recommendations
 - a. The Board decided to paint the color samples that have been suggested by Director Wallace's wife, Guion, on the side of Building C. Main body color is Intelligent Gray, bump outs are Enduring Bronze, and trim is Gauntlet Gray.
 - b. Estimates to replace stone with Core 10 steel? We received an estimate from Umbrella Roofing for \$13,960.00. The Board decided that this can be done as a separate future project due to the higher than expected painting bids.
 - c. Update on painting bids (Steve): We have received 3 bids, one is \$350,000, one is \$360,000, and one is \$180,000. Stan advised that he has previously worked with the contractor with the low bid and that he does good work. Steve is going to send Scope of Work documents to the painting contractors so that we know what each bid includes.

- d. Update on caulking bids (Steve): We have received 2 bids, one is \$100,000, one is \$56,000. We will revisit this once the painting bid is tightened so we know if this will fit within the overall budget.
4. Short-term rental issues in L6, and quality of life issues neighbors are dealing with. Director Sherman brought up the issues of human behavior and the construction of the condos.
- a. Regarding human behavior, Director Sherman is going to draft a letter to Snowmass Vacations that renters would have to sign and agree to each item.
 - b. Director Mercatoris said he will speak to his friends at the Police Dept. on the subject of calling the police for noise violations.
 - c. Soundproofing:
 - i. Update on conversation with Paul Taddune. Tom spoke to our attorney who states that whatever we decide has to be reasonable, and that mandatory soundproofing would be problematic and could lead to lawsuits.
 - ii. Estimated costs for demolition/construction? Steve had an approximate price of \$2,000 to demo, install acoustic matt, and install new vinyl flooring in the hallway and kitchen areas only. Board did not feel that this was a realistic price. Steve to revisit potential cost to get an estimated amount that the Board is comfortable with. Based on Steve's findings, Board to decide how to proceed.
 - iii. Director Mercatoris stated that we should have an expert recommend a solution for soundproofing ceilings that are below short term rental units. (Steve)
 - iv. Director Samsel suggested that we require owners of short term rentals to soundproof the floors. The Board thought it would be discriminatory to single out certain owners. He also brought up the idea of a security guard to help with noise issues. Kirk to investigate cost for a security guard.
5. Charging station options
- a. Option 1—dedicate 2 Guest Parking spaces adjacent to one another and install Chargepoint Station

- b. Option 2—Danny hires an electrician to install proper outlet in his carport to charge his vehicle at his expense.
 - i. Board agreed to have Danny hire an electrician to install his own charger in his carport. Charger must be hidden. Steve will discuss this with Danny.
6. Opening hot tub with Reservation System as per Steve's email from Oct. 22. Reservation System is working great for exercise room. Board agreed to open the hot tub with a reservation system that Steve will implement, 30 minute time periods, masks must be worn at all times, maximum of 5 people or one household, and hand sanitizer must be used before and after using hot tub. Bathrooms and sauna will remain closed.
7. Estimate on raising ceiling height of carport in Building E. Steve said he needs to demo a portion of it to see if it would be possible to raise it. Board determined the HOA would pay for it if work can be done.
8. Carry Over topics from 10-7-20 meeting:
 - a. Review digital door locks, and finalize levers versus knobs discussion. Board agreed to leave knobs as the default requirement, however if a unit owner requires a lever to make it easier for them that it will be approved.
 - b. Status of Breezeway deck resealing. Completed.
 - c. Status of Electrical panel replacement. Steve says they are being repaired on an individual basis. Five units have ITE panel boxes that can be fixed by installing new breakers. Seven condos have Zinsco panel boxes which have to be totally replaced. There is currently a shortage of parts, which are on order. Individual owners are paying to have this electrical work done.
 - d. Can long term renters have dogs? Options discussed were:
 - i. to leave as is, (no pets allowed)
 - ii. to handle requests on an exception basis. Board decided no exceptions as this may create issues in the future when asked about other/new exceptions.
 - iii. Allow all long term renters to have pets. Board agreed no pets to be allowed from renters.

9. Discussion of compromised windows in unit G4. Windows have been ordered and will be installed when contractor gets them. HOA is paying for the windows.
10. Next Meeting: Dec. 2, 2020 at 4PM Mountain time via Zoom
11. Any other business?
 - a. Stairwells will be swept and cleaned monthly rather than twice per year as is currently done
 - b. Board discussed whether or not we need to paint window frames, slider doors, and entry doors. It was decided to paint wood only, not metal clad items. It was also decided to leave the entry doors as is and paint them at some point in the future.
 - c. Board decided that H6 can start their remodel on April 1, 2021.
 - d. Director Sherman brought up the number of emails being sent and the Board agreed that we should try to minimize them.
 - e. Director Mercatoris suggested that we allow an hour and a half (90 minutes) for the Board meetings. The Board agreed.