

SMC Board Conference Call
July 3rd, 2019 4-5 pm MDT (5-6 pm CDT, 6-7 pm EDT)
AGENDA & Notes

CALL-IN NUMBER 712-775-7031 x 886301822 ON-SITE: Conference Room, Building A

Roll Call: Mike Mitchell, Kirk Samsel, Greer Fox, Doug Mercatoris, Kristin Ericson
MMM: Stan Stokes, Steve Frischmann
All present in person or by telephone except K. Ericson.

AGENDA

1. Approval of notes from previous meeting (June 8th). Approved.
2. Reserve Study and projected expenditures
 - a. Do we increase capital assessments for 2019-20, and if so, by how much? After discussion, Board agreed to increase the MM annual assessment for FY20 by 15% with a recommendation to FY20 Board to continue the 15% increment for one additional year (FY21). Impact on MM balance was demonstrated in graph prepared by K. Samsel and circulated to Board. Board recommended inclusion of graph in Treasurer's Report in AOM Owners Packet.
 - b. Any other comments on reserve study update? No.
3. 2019-20 Annual operating budget?
 - a. Possible Recurring Operating Costs - Anything extra we need to put into 2019-20 annual operating budget? Will want to include costs of dryer vent cleaning (2-year cycle) and accomplish it yet this fall. Also, proceeding with the maintenance painting as per recent bid (~\$5800) will/should be sufficient to carry complex forward to full repainting with new color palette scheduled in 2021.
 - b. Any update on projected increase for 2019-20? The revised budget circulated by MMM proposes a 2.5% increase, less than the estimated 3.5% discussed in June. This appears to be appropriate based on the latest budget proposal, but final tweaking can be done at July 24 telecon.
4. Nominees to the Board – anyone sent their name in? Four Owners have indicated desire to stand for election: Kirk Samsel, Tom

- Sherman, Jamie Tannebaum, and Dave Wolff. By July 12, candidates will need to send to Steve a biographical form so that all bios are ready to send with mail-ballot election materials the week of July 15.
5. Car port lights update – alternate lights found? Yes. A fixture with a softer, more appealing light has been installed in B carport. Board members on-site are asked to check it out asap and send comments to Steve for next steps: order or continue to look for suitable light. Stairwell light installation is nearly complete. The replacement of decks and patio lights will follow.
 6. AOM preparation
 - a. Document status (see separate sheet). M. Mitchell reviewed the list of documents needed and their status (reviewed and approved, review needed, draft needed, etc.). President’s report draft has been circulated to Board. Minutes from 2018 HOA have been reviewed; now complete and will be emailed to Board fyi. Treasurer’s report will include the end of June 2018-19 comparison and proposed FY20 budget. [Merc noted that current operating account expenditure is currently is \$24K less than projected – very good news.] Merc and Stan will generate Operating and Capital Reserve reports for FY19 and FY20. Steve is working on the PM report. Mike will draft a short report re. Reserve Study.
 - b. Election documents – brief review for clarity/comments. In response to question re general proxies, Mike noted that general proxies are still appropriate; the mail ballot for Board elections doesn’t serve as a general proxy (or vice versa). The revisions to the election documents were approved by the Board. The documents for Board election will be mailed to Owners separately from the AOM Owners Packet; the former will be mailed to Owners during the week of July 15, and the AOM Owners Packet by July 25. Email alerts and reminders will also be sent to Owners.
 7. Newsletter – sent out? Yes.
 8. Landscaping Update
 - a. Wall bumpout planters – Steve engineered a special order of five large planters from the manufacturer at a substantial savings over the retail price. The aspen trees and flower inserts are waiting

for delivery of the large planters, expected within the week.

b. Stairwell planters – Planters with shade-tolerant flowers have been installed in all the lower building stairwells, accompanied by irrigation lines to each planter. The installation of planters in upper buildings awaits the resolution of irrigation challenges; ie, two additional irrigation lines are needed. Once irrigation to these areas can be provided, similar planters with sun-tolerant plants will be placed in upper building staircases. Board approved adding a line to cover this cost to the MM budget for FY20.

c. Vill Garden – Upkeep? Expansion? After outline of Vill Garden history as an owner-initiated and underwritten project, Greer recommended that the HOA take over financial responsibility and MM take over responsibility for design and upkeep of this area, while continuing to be open to Owner contributions as appropriate. Board approved.

d. Wallace request to plant trees, shrubs? Steve noted there is space for one tree, based on the restrictions required for fire mitigation, but its location will need to be very specific. Based on this feedback, Wallace is considering if he still wants to move ahead with planting a tree. Re shrubs, Greer will contact the Wallaces to discuss.

9. Any Other Business

a. Steve noted work currently ongoing by D. Wolff (K5) with noise and mess from power saw and work materials in JKL carport. Is this a violation of HOA rules re high-season remodeling? Board noted that it is an owner, not a contractor, who is doing the work but agreed that this instance is bending the rules. Do we want to keep owners from working on their units when they're in residence? No; it's in best interest of complex to have units updated, and minor work or repairs carried out by the owner. However, this project is a large one, seems likely to involve noise and debris at some point that will affect contiguous units (eg, hammering, sawing). Board asked Steve to share concerns with this owner re bending the rules, re potential for noise, re no working outside allowable hours (8-5 M-S), and need for this owner to discuss project with neighbors, especially when work noise/mess may be an issue in the building itself (as opposed to the carport).

b. Steve: signs outside E2. Board: Owner-initiated signs in limited

common areas and common areas are impermissible and a rule violation; move them inside unit.

c. Steve: Realtor handling sale of H-1 requested permission to post notices on all unit doors/send email notices to owner list re availability of unit. Majority of Board and MM gave a resounding NO to the requests.

d. Stan/Steve: Painting bid? Board: Do go ahead with siding maintenance painting now. For railings: the quote received was for spot jobs only, not a color change. Ask for additional quote for different colors on siding, railings, etc. with cost projection if possible for FY21.

Meeting adjourned 5:19 pm MDT

Next meeting date (on site, 2 pm MST): July 24th 2019