

SNOWMASS MOUNTAIN CONDO. ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 2, 2022

Board Present: Doug Mercatoris, President
Dick Wallace, Treasurer via zoom
Dave Wolff
Jaime Tannenbaum
Joe Reinstein, via zoom
Others Present: Stan Stokes, MMM
Tyler Newton, MMM
Donna Aiken, Transcriber
Josh Tannebaum

President Merc called the meeting to order at 4:10 p.m.

Unit Owner Comments: Dave Wolff said he received an e-mail from a neighbor accusing him of not installing proper sound proofing with his new flooring materials. Dave stated for the record everything had been done according to the rules and this renter was being unreasonable. Dave then read a statement. Merc had met with the person lodging the complaint, but no resolution was forthcoming. After some discussion, the Board agreed condominium living is not always conducive to what people may desire and this person should take it up with his landlord who actually owns the unit. At this time, there doesn't appear to be much the Board can do about the situation and Merc has verbally let this person know.

Election of Officers: Dave moved Merc be appointed President, Jaime seconded, and the motion passed. After discussion, a motion was made that Jaime was appointed Vice-President, Dave Secretary and Dick Treasurer. The motion was seconded and passed.

Minutes of August 24, 2022: A motion was made to approve the minutes of August 24th. The motion was seconded and passed.

Financial: Dick said a letter had been sent out about the increase in assessments and no comments have been received so far.

Manager's Report:

Tyler reported that he is continuing to enforce the rules to the best of his ability and last month he fined \$1,850, mostly for dogs and smoking. The majority came from short term rentals and he did report these violations to the property management companies.

Carlos has been hired as the new maintenance person.

MMM is still working with Cherokee Epoxy and the pool deck put the epoxy people have not been too responsive. Further discussion. Dick motioned that the resurfacing person be engaged now to do the work in the spring. Dave seconded provided that Stan finds out if metal can be used at edge of pool instead of tile and get prices for next meeting. The motion passed unanimously.

The second coat on the pool stairs is almost done. Tyler was asked to fix the back door latch. There are still issues with the outside lights and Tyler is continuing to work on getting the timing correct.

MMM obtained three quotes on the gym floor. Jaime said she would like to see the samples and Tyler was directed to work with Jaime on the floor samples. The Board wanted tasteful but economical. Dave asked about making the conference room into the gym. After discussion, it was decided it was not the proper use of space.

Tyler is working the best he can to accommodate extra parking for owners that needed it but it's not always possible. The reserved spots are supposed to be used for day employees, dinner guests, etc. however, they can be used for overnight but not for more than 24 hours. Resident parking stickers are available for purchase from the Town for the Village lots, but off-site parking probably would not appeal to many owners. Merc said parking is discussed at almost every Board meeting and we're doing what we can to make everyone happy, but the space is just not available. We'll discuss again at a future meeting.

Tyler has been working on the erosion behind the F and G buildings and has applied 900 linear feet of erosion control material. There are limitations as to what can be done due to lack of water. The area cannot be leveled because of the shale and hydroseeding needs water to take hold and is expensive. This will be a work in progress and more will be done in the spring.

With no further comments from the Board, Tyler will send out the final on the Rules and Regulations sheet.

When asked why there were two locks on the firewood shed, Stan said on shed was for owners and the other renters. Dick moved all the locks have the same combination. The motion was seconded and passed.

Office Construction: Dave showed some photos of light fixtures and Joe suggested we try to find four light fixtures in brushed nickel at around \$120 per set. Dick motioned that Tyler order desks (approximately \$349 each) and chairs for around \$229 as long as they looked good. Merc seconded the motion and it passed. Carpet samples were reviewed, and it was decided to go with the Mohawk Steel Gray carpet.

Window Replacement on A5: Merc said the parallelogram window has been a contentious issue, but a previous Board agreed to replace it at the Association's expense without any bells and whistles. Tyler got a quote for \$5,500 from Epic Glass and is getting another bid from Glass Guru.

Old Business: Jaime asked if the deck doggie poop areas on balconies were allowed. Merc said there are differing opinions on this. One owner has customized his area so it's not offensive. The only other owner who has this type of setup but it is not as well done as the other. After lengthy discussion, it was decided to grandfather the owner with the high standard set up. The other owner will have to bring his proposal to the Board showing he also will upgrade his dog area. Dave motioned to this effect including that no further installations will be allowed and the existing areas must be properly maintained. Jaime seconded the motion and it passed.

New Business: The Town will take care of dead trees on the pathways.

The flowerpots have been stored for the season. Dave said the flowers still looked good when the pots were put away and couldn't we wait until the first frost to do this.

The red painting is done.

After some discussion it was decided that the board would not like to add any speed limit signs to the complex.

Jaime asked that the closing pool hour be changed to 9:00 p.m. rather than 10:00 p.m. There was discussion and disagreement among the Board and several motions made and rescinded. Jaime made the final motion that the hours remain the same and closing strictly enforced. Merc seconded the motion and all members voted yes except Dave who voted no. Tyler said anyone breaking the rule gets fined so that's a deterrent.

The Board went into Executive Session to discuss personnel matters at 5:58 and came out of session at 6:03.

Jaime stated she cannot make Wednesday meetings because she drives shuttle, could the meetings be hold on Thursday. The Board agreed and the next meeting is scheduled for Thursday, December 1st at 4:00 p.m.

There being no further business, the meeting was adjourned at 6:05 p.m.