

SMC Board Meeting
May 6, 2020 4:00-5:00 PM

AGENDA

CALL-IN VIA ZOOM

NO ON-SITE MEETING

Roll Call: Mike Mitchell, Kirk Samsel, Tom Sherman, Doug Mercatoris, Kristin Ericson
MMM: Stan Stokes, Steve Frischmann

1. Approval of notes from previous meeting, held April 1, 2020: Approved
2. New color schematics to reflect exterior painting (Kirk): Options to be circulated to Board over next couple of weeks so Board can provide feedback prior to June meeting and discuss at the June meeting.
3. Discuss Electrical Panels, per Roach letter after sale. Stan to contact the Fire Marshall to inspect the boxes to provide his assessment
4. Building A Upper Floor Remodel
 - a. 3rd quote received? (Steve): After reaching out to the contractor multiple times with no response, the Board decided to proceed based on the two previously quotes received. Board considered the DZ quote to be in an acceptable price range and agreed to continue with DZ. Stan/Steve to talk with DZ to tighten their estimate and Statement of Work so expectations are totally clear. Mike will forward SMC's standard template for both a SOW and Construction contract to Steve. We will plan on the project occurring in Autumn.
 - b. From owner who used DZ, was there an increase in billing vs budget after the job was completed? Were owners pleased with the work? (Steve): Yes
 - c. Review samples of laminate flooring, front door, chandelier (Steve)
 - i. Flooring: Board selected Dewey Meadow Oak, a light color
 - ii. Chandelier: Board selected the 9 bulb Asteroid light. This will require an extension to lower the chandelier from the high ceiling.
 - iii. Front door: Board rejected the options presented but agreed that it should include vertical glass in the middle of the door to allow as much light to enter as possible. Steve to explore more options.
 - d. Review furniture options: (Kirk) Kirk will circulate information ahead of time so that it can be reviewed at the June meeting
5. Update on replacing SMC website (Steve/Mike): New website is in development. Once Steve obtains control of the domain name, the site can go live. We will then cancel the existing website contract.
6. Ice Damage to C1 Furniture – HOA position agreed/resolved? Owner accepted HOA position
7. Shed between Buildings B & C: (Stan) Update on drawings and possible footings/flooring? "Shed City" (based in Carbondale) to build a 10' x 8' structure on-site for \$2,889.
 - a. Cost excludes roof shingles, painting, landscaping

- b. With the plan to replace all roofs in the complex in the next couple of years, Board agreed to use inexpensive material (obviously waterproof) for installation since it will be replaced to match when complex job is performed
 - c. Shed will have horizontal siding that matches the complex – Steve to check if we have enough spare siding on site to side the shed
 - d. Pilings and rock to be used to support it with a screen installed along the bottom to prevent animals from going underneath
 - e. Area around the shed will require some landscaping.
8. Status of resealing the wood breezeway decks and tops of stringers? Number of units required to be re-sealed? (Steve): This impacts about 25 landings. Steve to begin power washing and that will give a clearer picture of which landings actually require re-sealing. Some may need to be re-sanded first.
9. Sliding door locks replaced in H2? (Steve): Materials received. Job to commence once Kirk returns to SMC in a couple of weeks to make his final decision on what to install.
10. Plant recommendations to “frame” the SMC sign at the entrance to the property?: Steve to coordinate meeting between landscaper (Kevin) and Guion Stewart-Moore to work out details and determine the price. We anticipate Guion recommending the plants and landscaper doing the installation.
11. Meeting in June – zoom video meeting instead of face to face meeting? With travel restrictions in place, a Zoom meeting will occur on Sat June 6 at 1:00 PM.
12. Other business?
 - a. Steve found out that there were short-term renters in one of the SMC units and contacted the agent (Turnkey). They admitted their mistake and committed to rehousing the renters in Garfield County within 24 hours.
 - b. Firewood “incident:” Owner of K-6 acknowledged the taking of the wood due to unique circumstance and agreed it would not happen again.
 - c. G2: painters found working with toilet and vanity being replaced. The Board asked Steve to contact the owner and determine the actual proposed scope of work, to make sure that the Board was fully informed of the scope of work and that it was not something that needed Board approval