

# **Snowmass Mountain Condominiums Board Meeting Agenda and Notes**

April 7, 2021 4:00pm Mountain Time

Roll Call: Tom Sherman, Doug Mercatoris, Kirk Samsel, Dick Wallace, Dave Wolf,  
MMM: Stan Stokes

Call in via Zoom, no on-site meeting

1. Approval of notes from meeting held March 3, 2021
  - a. Notes were unanimously approved
2. Update on Financials
  - a. Director Mercatoris reported fiscal year 2021 is on budget.
3. Update on painting
  - a. Expected start date is expected in the second week of April, the painters will start with the railings around the complex.
  - b. The Board voted to include painting doors and windows as part of the project. While increasing the cost by \$55,000 initially, it will save the complex \$10,000 over having the painter return at a later date to complete.
  - c. MMM will repair any ski racks and raise the top ski racks so skis don't drag on the floor prior to painting.
  - d. Director Samsel will provide a final rendering to Board members for approval, it will then be submitted to Snowmass Village for approval.
4. High Top Tables and Chairs that match existing tables and chairs will be available for presentation at the April meeting.
5. Disturbance Guidelines.
  - a. Only Unit owner response was a suggestion that future changes be highlighted. The Board agreed.
6. Status of EV Charging Station for E3.
  - a. The Board approved the installation of an EV charging station in the E3 garage bay at the unit owner's expense. If a separate electric meter is unavailable, E3 will have to pay a TBD quarterly fee for reading and billing.

- b. While researching EV charging SMC was informed that the complex is electrically underserved for the likely future of EV ownership. Electric service is original to the complex and MMM is going to research the cost of bring additional power to the complex and the cost of upgrading meters and panels located in common space. This is likely to be expensive and its cost will have to be calculated into future Capital Reserve spending.
7. Breezeway resealing.
- a. Breezeways were power washed, prepped and resealed 3 years ago.
  - b. About 10% of decks need annual prep and resealing due to weather.
  - c. The balance of decks will need prep and resealing about every three years
  - d. MMM is going to schedule all of the high wear 10% for annual attention and schedule one third of the remaining decks for prep and reseal each year.
  - e. Deck maintenance will become a budget line item in the future.
8. Safety bannister in Buildings J, K, and L.
- a. Has been installed by MMM.
9. New Business
- a. Right of First Refusal issue has come up involving the sale of F4 and purchase by D2. The Board believes that any dispute between the parties as to the contract is an issue between them. President Sherman will contact the HOA attorney to confirm.
  - b. Dogs are getting into our two perennial gardens. 6" x 6" signs saying "Please keep Dogs out of Garden" have been purchased. Small temporary fencing will also be installed when weather allows. MMM will investigate the cost of a permanent fence for the gardens.
  - c. The Board approved an experiment for when MMM starts cutting the grass. Rather than edging the property each week, they will alternate edging with blowing out the garages and whole driveway.
  - d. The pool heater has failed. This was scheduled for replacement a number of years ago and the decision was made to wait for failure. The old unit was 600k BTU's and will be replaced with a 400K BTU unit which we are assured will meet the need and be much more efficient. Installation is expected within a week at an installed price of about \$4,000.

Next meeting Wednesday May 5, 2021 at 4pm Mountain time.