

SNOWMASS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING VIA ZOOM
JUNE 1, 2022
MINUTES

BOARD MEMBERS PRESENT:

President	Tom Sherman
Vice-President	Kirk Samsel
Secretary	Dick Wallace
Board Member	Dave Wolff

OTHERS PRESENT:

MMM	Stan Stokes
MMM	Tyler Newton

President Tom Sherman called the meeting to order at 4:00 p.m.

Minutes of the May 4, 2022, Meeting: Those minutes were approved with one correction. Dick commented that in the “Other Business” paragraph where Kirk asked about the sewer line, it should be reflected that it was C Building. Tom will send the final version to Ty to post on the website.

Financial Report: Dick questioned the Accounts Receivable aging report has only having 44 units not 60. Stan could not respond at the time but would look into it and get back to the Board. Tom talked with Merc that the Chase CD has been closed out and is now in Alpine Bank as a money market account. The roofers have been paid with those funds. Dick asked about the FDIC insurance value and was told that the insured amount is \$250,000 and the accounts are spread out to insure they are covered. Tom asked about the owner that was over 90 days overdue. Stan said she has been contacted and informed that if the account was not brought up to date, the lien process would commence.

Customization of Unit Windows: This topic has been discussed that any change will be the owner’s responsibility into perpetuity. Tom suggested this be rethought as it would become very difficult to monitor in future years as owners change, managers change, etc. He suggested a time frame of 10 years. Kirk said there was no good way to track this and that is why previous Boards decided on the 10 year time frame. Dick suggested individual reserves to cover the costs be investigated. Dave commented that everyone who needed replacements, already has them and there would be too much recording keeping, etc. and the HOA should just take care of future replacements. Tinting would be a separate issue. Kirk questioned that if an owner made changes, would that be the HOA responsibility. Further discussion followed. Dick would not be in favor of approving skylights. Consensus was to revert to 10 years.

Insurance Update: Tom still has not received dollar figures from the insurance company. The coverage has been increased but the paperwork and dollar amounts have not caught up yet.

Office Space Remodel: Dave reported that he has received an estimate from Joe Taylor for \$7,500 and no other contractors replied to the request for bids. Other things that need to be considered are additional electrical outlets, desks, chairs and floor coverings. Dick suggested we go ahead with the wall and work on the details after. The Board agreed. Ty said the work could not start until July. Kirk cautioned that was a busy time and would prefer a later date. Ty said Joe would be available after Labor Day and the Board was fine with that. Desks were discussed. Only need a top, no drawers. Kirk said Costco had great office chairs for \$100 and will send Ty the link.

Roof Update: Stan reported that the final buildings were completed last Friday and a final inspection had been done by the Building Department. The roofers will be back this week to work on vent screens, and Stan will get a number on the heat tapes. Stan did have the roofing on the mechanical pool shed and the shed between C and D re-roofed which will be an extra \$1,400. There will be more gutter replacement than anticipated and he is waiting for a number on that project and what areas will need work. Overall, Stan praised this roofing outfit. The Board thanked Stan and Ty organizing and getting the job done.

Raising the Carport Ceiling: Ty reported that Joe can move the roof on E Building to allow 4 more inches for \$1,500 plus materials between \$500 to \$1,000. Joe would like to start this weekend and get the project done in about a week. The Board gave Ty permission to get the project started.

Joe Taylor has worked with the engineer and it will be \$55/hour, materials with a 15% fee and a \$400 contractor's fee to repair the sinking ceiling on C Building. Ty can get a more precise bid and time frame and get back to the Board. The Board agreed that if it was approximately 40 hours, to get the work done. Ty said it would be done in July and since it needs to be done, the Board gave the go ahead for the project.

Other Business: Ty said there had been an incident with a tourist driving on the bike path. He called the police who helped Ty handle the situation. Ty did contact the management company and told them not to refund the deposit yet as there would be a \$100 fine and the management company was cooperative. He will contact Public Works and the head of Parks and Recreation about more barricades and signage. Kirk suggested a flexible post and Dick added they should be removable for the winter groomer.

Stan has reached out to the Cherokee Epoxy to look at the pool joints but has not heard back. He'll call again.

Stan was asked about the crumbling concrete by Building A in the catch basin. Stan saw that and will have it repaired.

The backflow preventer will have to be replaced on Building L as it won't stop dripping and it's above a water heater. The cost Stan found is over \$2,000 but he is looking at cheaper options.

The booster pump on D Building is in and should be installed by the end of the week.

Dave asked about a poop can below the flower garden. Ty said there is a can there now.

Snowmass Vacations has asked if the Association will be cleaning up the dust on the upper floors from the roof work. Ty told them there were no plans to do any cleaning in the interior units. The Board agreed but asked that the staircases be power washed.

Ty has received a text from Danny Teitelbaum, about the window replacement in his building. The Board said to tell him to go ahead and the Association would take care of it.

The renter in D Building has chained his bike in the garage and Danny is storing baby carriages under the stairway. Ty to send an e-mail to remind owners that the common elements are for everyone and not for storing owners' belongings. The email will include a note about the upcoming power washing of the stairways.

There was discussion about a date for the annual meeting. If Tom's unit is sold, he will no longer be an owner. August 27th looked promising. There is a lot of work to get out meeting notices and budget so Ty will check on the actual time frame and send to the Board. There will be two open spots on the Board, Tom and Kirk's. The Board meeting will be on the 28th.

The next meeting is scheduled for Wednesday, July 6th at 4 PM. There being no further business, the meeting was adjourned at 4:53 p.m.