

SNOWMASS MOUNTAIN CONDO. ASSOCIATION
BOARD OF DIRECTORS MEETING
July 6, 2022
MINUTES

Directors Present: Tom Sherman, President
Kirk Samsel, Vice President via zoom
Dick Wallace
Doug Mercatoris, Treasurer
Dave Wolff

Others Present: Tyler Newton MMM
Stan Stokes MMM
Donna Aiken
Greg Owner

President Tom Sherman called the meeting to order at 4:08.

Minutes: The minutes of the June 1, 2022 meeting were approved.

Financial: Merc reported that the account that was over 90 days has been paid avoiding legal action. Most of the roofing contract has been paid off leaving enough to cover the punch list which Stan says will be done in the next week. Merc said the Chase CD has been closed out and disclosed a loss of about \$1,000 in interest due to the manner in which Chase penalizes on withdrawals. There was discussion whether to pursue the matter with Chase but decided in the end it would probably be fruitless and a waste of time. The money is now with Alpine Bank and all the accounts are diversified and covered by the FDIC.

Insurance: Tom said \$35,000 will carry the increased coverage for balance of this year and as we're under budget there will be no need to address this in the financials.

Furniture for A Building: Dave found 3 desks and showed pictures of each with their cost to the Board. It was agreed that the steel parsons table for \$349 seemed adequate and the \$229 office chair would work. Dave then showed a sketch plan of the office configuration. Discussion and an on-site visit followed. Dave was asked to make sure to check that the wiring was adequate and the Board approved the work to be commenced after Labor Day.

E Building Garage Ceiling: Tyler said the estimate will be \$10,000 for two people including time and material and would include work done to the fire suppression system. Tyler was asked to get a detailed bid on the scope of the work and send out to the Board for approval. During a walk through, members participating agreed it was an appropriate expense for the HOA.

Booster Pump: The pump has been installed and cost \$1,433 rather than the estimated \$2,867.

Painting: MMM is doing a lot of the work that they can handle and will get a bid on any other work. A comment was made that the steps from pool to deck need sanding and painting.

Pool deck: Stan said the bid for the control joints, epoxy surface and pebble coat came in at \$26,800. When asked about the inside pool tile, Stan said he would have to check to see if that was included. Dave asked if this was too much money to spend on a pool area that might not last 10 years and we're doing this for cosmetic not structural reasons. Discussion followed. Stan said the bids warranty is for two years but would not warranty expansion substrate. Dave asked if we could see a sample or photos and Stan said he would see what he could find. The Board agreed to do the work next spring and categorize it as a capital expense. In the meantime, Stan would get more information on the project and pass on to the Board.

C Building Garage Ceiling: Tyler reported that the repair for adding joists and painting, time and material would be \$10,000 to \$15,000. It was agreed to get E Building repair done first and then start this project the first of August.

L Building Backflow Preventer: The device has been installed but is leaking slightly so the installers will be back to fix. The new recirculating pump is in.

D4 Dryer Vent: Paperwork shows a new vent was planned and approved but not detailed. There is no evidence that the existing vents from D4 unit had been closed off. Nothing was done outside of Board approval and the situation has been in place for the last 4.5 years. The Board agreed that D4 followed all appropriate protocol.

Conference Room: Tom brought up the issue of the shabbiness of the conference room with doesn't match up to the quality of SMC. He suggested future Boards look into modernizing and updating this area. Kirk said a previous Board has put together a plan and put out to owners to upgrade the conference room but it was voted down by the owners. It was agreed to discuss this at the annual meeting and then come up with a plan for next year if the owners were inclined in that direction.

Gym: On that same subject, the gym also needs an upgrade, perhaps new rubberized mats to replace the worn-out carpet and maybe some modular shelves for belongings. The Board directed Stan to get pricing on new flooring, preferable some type of rubberized matting.

Landscaping: Dick reported that the landscaping at the complex entrance has near the L Building is pretty much completed and within budget. He may add a few more bushes. It was asked if the same fencing used on the right side could be done on the left. Stan said MMM did the work but would have to find a metal company to do the other side. The cost would probably be around \$1,200 and he would look into it and get back to the Board.

Tyler received a complaint about the use of mothballs as a rodent deterrent due the ecological consequences. Dick said he would discontinue and look into using cayenne pepper instead.

Tyler also received a comment that the gardens may be encroaching on Woodbridge property near the path. After discussion, as the area is minimal, Dave will talk with Woodbridge about permission for the planting in question and the fence.

C3 Smoke Detector: The Fire Department couldn't get access to the unit as the master key did not work. Tyler has a list and will get everyone's access information up to date.

Pool furniture: Dave has donated tables for the pool area but noticed there is no place to sit and eat. He suggested the Board consider a 36" umbrella and chairs for maybe one table and see how it works. The Board agreed to put it in the budget for next year. Tom also commented on the drab brown chairs. Dick said there was existing mesh that the chairs could be re-meshed. It was also suggested a new picture be taken and the website updated.

Other Business: Dick suggested a folder for every unit be created and any discussions pertaining to issues with that unit be recorded.

Merc brought up considering putting in a new parking place in front of the A Building and returning the A-1 through A-5 spaces to the historical location on that side of the building. The handicap space will remain where it is. He had discussed with Town Transportation and the Fire Department and neither had a problem. **Tom motioned that Stan look into the logistics and if feasible, go ahead with the work. Dave seconded the motion and it passed. Merc recused himself from voting.**

Dick asked about the increased cost gas, which on his building, was usually around \$150 but is now \$250. Tyler said that gas prices have increased about 100% recently.

Dave asked Stan to look into repairing the cracked concrete.

Tyler is working with the renter in K3 about the parking issue. He showed the Board a parking audit he was working on and will continue to monitor the parking situation as best he can.

Tom has contacted Snowmass Vacation about the \$250 deposit for noise in one of their rentals but has not reached anyone yet. Greg suggested that the Board to adopt a policy of no one night rentals as they are more of a nuisance then benefit. The Board discussed the pros and cons of such a proposal and decided to put on the agenda for the annual meeting for owner input.

The next meeting is scheduled for August 3rd at 4:00 p.m. Tyler will work on get out all the information needed for the annual meeting set for September 24th, Board meeting on the 23rd. Tom encouraged the Board to reach out to owners to fill the two vacancies on the Board.

Tyler had received an inquiry from a realtor on the dog policy of no dogs over 45 pounds. Although the Board would prefer to stick to the policy, they would be fine with a larger dog. There being no further business, meeting was adjourned at 5:45 p.m.

