

SMC Board Meeting  
Aug 28, 2020 1:00-4:00 PM Mountain Time

## **AGENDA & NOTES**

CALL-IN VIA ZOOM

NO ON-SITE MEETING

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

1. Approval of notes from previous meeting, held July 22, 2020: Approved
2. Financial Review (Merc):
  - a. Update on current year budget – any issues? No issues. Association is under budget overall.
  - b. Final approval of draft budget for 2020-21 – any changes needed? No changes needed. Board approved final budget.
  - c. Accountant replacement recommendation (Merc): Merc spoke to Kyle Landers (Basalt), who was recommended by our current CPA, Brian Smith. Kyle mentored under Brian for five years and worked on SMC financials during that time. Merc recommended him as well qualified, young and eager. Board approved his hire. Fee will be 10% less than current CPA. Merc to notify Kyle.
3. Board Election Ballot update – how many Owners have returned their ballots? 36 ballots submitted. Greer will be the “independent counter” to tally the ballots, scheduled for Sat 8/29 at 10AM. Steve to notify all nominees with the results.
4. Address Owner Questions/Comments submitted, per letter dated 7/29. No questions/comments were submitted.
5. Opening of Spa, Sauna and gym per Pitkin County regulations? The Board continues to follow Pitkin County rules and determined that for everyone’s safety to keep these areas closed until the winter season, or until further notice.
6. Exterior Paint Color Recommendations: Board decided to hold off on final decision until the new Board members are engaged. New Board will eliminate several paint colors and then have the “finalists” painted on Building D prior to final approval.
  - a. Opinions on preferred color combinations (painted on back of Building D)
    - i. Urbane Bronze vs. Enduring Bronze for “Bump-outs”
    - ii. Sawdust vs. Felted Wool vs. Area Grey vs. Studio Clay vs. Intellectual Grey for the body of the building
  - b. Did Kristin want other colors included? No
  - c. Next steps on paint scheme selection – paint a larger area with preferred option(s)? Once the options have been narrowed to 1 or 2, paint a larger area.
  - d. Estimates to keep stone vs. replace with Core 10 steel (Steve): Awaiting estimate
7. Building A Remodel: Board decided to postpone this project for 18-24 months given the impact of COVID, the capital budget that was eliminated for one quarter, and the cost. Once the actual cost of the building repainting and roof replacement is known, the status of the capital reserve can be reviewed and our ability to pay for the remodeling reassessed.

- a. Status of new estimate from additional contractor? (Steve/Stan): Uncompetitive
  - b. Review of costs (including replacement of side doors) and discussion of whether to proceed - Postponed
  - c. Window glass to be tinted? With charcoal exterior cladding? Supplier? Discussion deferred
  - d. Front door – review of metal options and final selection – metal or wood? Discussion deferred
8. Provision of electric car charging stations:
- a. Discussion of options (see some possible options attached to this agenda): The proposal is that the HOA will utilize Chargepoint (or similar provider), a service that allows the HOA electricity to be used, rather than have each owner running a power line to an individual charger. Owners would pay for the initial installation cost of the chargers, but then HOA would assume responsibility for their ongoing maintenance. Owners who utilize the chargers would then be billed individually for their electricity usage. Need to determine if the HOA power feeds to the individual buildings need to be upgraded. Steve to check with MMM that a billing line item can be added to those owners who use the stations.
  - b. Specific request from E3 – decision? No decision – more information needed regarding a broader solution that would work for both upper and lower building Owners
  - c. Next steps and timing: Steve to investigate this option in more detail, including understanding the costs from Chargepoint for installing the chargers, how the monthly billing to individual users works, the cost of any monthly service charges (or other “hidden charges”) from Chargepoint, and whether the charging stations are suitable for outside use in the Snowmass climate (e.g. if installed against the parking lot railings above the lower buildings to provide charging to these parking spots).
9. Status of D4 power supply to storage unit (Steve): Project not proceeding. Owner taking batteries into unit and charging there.
10. Digital Door Locks
- a. Is the Board agreed that either mechanical or electronic keypads are OK, but fittings should be brushed nickel with round knobs (hardest for bears to open), rather than levers or latches? It was agreed that round door-knobs must be used.
  - b. Any further specification needed? All keypads must accommodate a SC-1 key
  - c. What do we do about existing owners with different locks already installed? Anyone with locks already installed are grandfathered with what they have.
  - d. Next steps? (newsletter?) Update HOA Rules & Regs to specify the requirements, per above.
11. Soundproofing – feedback from Matt on his ceiling soundproofing – does it work? good against heavy feet, kids running, ski boots, etc.? (Steve): Matt indicated sounds are toned down, much better than before he soundproofed. The general approach Matt took was to install acoustic foam in the ceiling, use a resilient channel and a second layer of drywall to isolate the sound, and changing light cans to LED lights. Kirk to speak with Matt to see if he will provide additional details as to what he did. The Board is interested in more details so they may provide them to other Owners, in the event they wish to consider a similar project

12. New Shed is completed. Plans for a new bike rack? (Steve/Stan): No bike racks for this season. Kirk/Steve will determine if bike racks should be added for next summer
13. Status of SMC Sign Area Landscaping (Steve): Completed. Determine if the temporary fencing (to prevent dogs from encroaching the area) can be improved upon.
14. Status of Power Washer for Bike Cleaning (Steve): To be completed week of 8/31.
15. Update on researching Fines (AL370) (Mike): Board agreed to leave fines at \$100/day based on the current Rules & Regulations. Police to be called for noise or other types of violations.
16. Bannister installation for lower level of J, K and L buildings: Completed
17. Other Action List items not covered above
  - a. Deck/Patio lighting replacement on back decks of upper buildings – installed? (AL 350): Completed
  - b. Breezeway deck resealing – status update (AL 358): About five deck landings to be done; all else completed.
  - c. Rules and Regs update to tell people that parking for any time in reserved spots needs to be approved by Steve – any other rules and regs update to do at the same time? (AL 369): Will update R&R with door lock information also
  - d. Plantings around property entrance sign – status update (AL 354): completed
  - e. Electrical panel replacement – scheduled? (AL 375): awaiting to hear from electrician (Two Peaks).
18. Date of Next Meeting: Needs to be within 10 Days of the election of New Board Members, to agree on which Board Members fulfil which role on the new Board: Next meeting to be held Wed Sept 2 at 4 PM, at which time roles will be assigned.
19. Any Other Business:
  - a. Consider whether long term renters can have dogs. New Board to address this topic. Options discussed were:
    - i. to leave as is (no pets allowed),
    - ii. to handle requests on an “Exception basis”, taking into account the particular circumstances, the duration of the lease, and the conduct of the particular renter
    - iii. allow all long term renters to have pets
  - b. Noise issues from long-term renter of C4: Make the owner aware that multiple complaints have come to the Board’s attention. Steve to notify the owner that this must be corrected immediately, or fines will be imposed. Steve to follow up written communication with a phone call to discuss the Owners planned response.
    - i. Overall noise issues, primarily from short term rentals, is an on-going issue. Board discussed sound-proofing floors of Units let to short-term renters, or whether all units should be soundproofed. Also discussed was whether this can be mandated, whether the cost can be shared between upper and lower units, whether the HOA should be involved financially, and what the potential cost would be per square foot to demolish and sound-proof, and then replace the whatever flooring material was present.
    - ii. Next Steps: Mike and the new President, when appointed, to speak with the attorney (Paul Taddune) to find out whether the HOA has the authority to mandate soundproofing of the floor of one unit to reduce noise impact on the

unit below. Steve to determine cost/sq. foot for demolition of different types of flooring, to add sound-proofing, and to replace with the same flooring.

## Electric Car Charging Options

Here are a few options that we could consider, and are provided in order to help our meeting discussion. There may be other options too!!

Option	Description	Comments
1	Free for all – just let people choose and accept that there will be differences	Owner buys charger and pays to run their own personal electricity line to it. Will certainly look messy – especially on the railings by the open parking lot above the lower buildings.
2	Standardize on a single charger for the property that suits all cars	Owner buys HOA specified charger and pays to run their own personal electricity line to it. Needs to be "high tech" to satisfy all users desires. How will we keep pace with technology improvements?
3	Let people buy the charger they want and the HOA "boxes them in" with a standard box or enclosure to create a uniform appearance	Owner buys charger and pays to run their own personal electricity line to it. HOA "boxes in" charger.
4	Use a service provider such as Chargepoint that provides charging stations running off communal HOA electricity and bills individual Owners monthly for the energy they use. Charging stations would be installed in individual Owner parking spots as requested/needed by Owners	Could be a good solution for the lower buildings in particular, where running a power supply from each individual unit could get very ugly. However, are these charging stations suitable for placing outside in the elements, including rain, snow and freezing conditions? In this case, does the HOA buy and install chargers to Owner parking spots when requested, run it on HOA power and recoup capital and running costs through electricity charges? Or bill Owners for a portion or all of the cost of charger installation (in which case, who "owns it" if we switch parking spots between Owners)?
5	Set up specific centralized "charging stations" where chargepoint type systems are located, and Owners only park there to charge their cars	Communal parking space is so limited that it is hard to see how this would work in practice.
6	Mixed system - the Chargepoint option may be necessary for the lower buildings but the upper buildings could have a different option?	This could mean Owners paying substantially different prices for installation and/or electricity usage based on whether they are upper or lower building residents