

SNOWMASS MOUNTAIN CONDOMINIUMS
BOARD MEETING VIA ZOOM
April 6, 2022
MINUTES

Board Members Present:

President	Tom Sherman
Vice-President	Kirk Samsel
Secretary	Dick Wallace
Treasurer	Doug Mercatoris
Director	David Wolff

President Tom Sherman called the meeting to order at 4:02 p.m.

Minutes of March 2, 2022 Meeting: The minutes of the March 2, 2022 Board meeting was moved, seconded and approved.

Financials:

Doug Mercatoris reviewed October through February which were sent to the Board and asked if anyone had any questions. The final review from last meeting has been reviewed by the Board and Steve should post on the on the website for the realtors and the owners page as well.

Non HOA Windows: Dick had raised a question whether there was any legal document for non HOA windows installed and responsibilities of those owners and future owners. Tom talked with Paul Taddune who sent a draft which Tom had forwarded to the Board. Tom would like to include language for not only for windows but any type of modifications done by an owner. Paul suggested a generic document that refers to a specific attachment which would be what the owner is submitting to be done. Those two documents would stay together for the files. Board agrees it's an inclusive document and **Tom will contact Paul to make into an actual document to put on the website.**

Insurance Update: Tom sent the list with the cost of each tier of new insurance. He reviewed the costs with incremental premiums. Dick commented that the HOA documents state we have to have full coverage for original replacement but those remodeled units would be the responsibility of the owners and they should be made aware of this. Kirk asked for clarification that in the case of a catastrophe, the HOA would be responsible to restore the buildings to the original condition and anything done by an owner would be their responsibility. Dick said that was correct. We should be very clear on this because the HOA is only responsible for bare bones. Merc was more concerned of which options the HOA was going to go with and how to pay for it. More discussion followed. Right now the complex is covered for \$22.7 million and if we were willing to take some deductible risk, the premium would come down. Kirk commented that a higher deductible is a risk but why pay the insurance company more money. Tom will get back in touch with the agent to expand spreadsheet she sent to include the different levels of deductibles based on the premiums. Dick would like this done as soon as possible to make sure we have adequate coverage and once we had the numbers, approve via e-mail on an increase. He believes we should be in the 750 square foot range. Merc asked if we should go to the 600 square foot number to save money in this fiscal year and then increase with the next budget.

Kirk asked if we should ask all owners to give the HOA proof of insurance. Merc said we could remind everyone to have adequate insurance but it's their responsibility. What if an owner is inadequately insured and doesn't rebuild their unit? The HOA documents state that the HOA can special assess the owner if to get the unit rebuilt. **Tom will get updated numbers to the Board as soon as possible.**

A Building: Tom asked Dave for a progress report. Dave has done a drawing to build a wall to divide the room in to two and add an entry door by Steve's office and another door at the middle. He will make copies of the drawings and get to Steve to get bids. Dave also talked with Joe Taylor who has done work in the complex before. Joe thought it would be an easy job and not too expensive. Several suggestions on the design and décor. Tom asked that the Board also get a copy to review. The consensus was to make the office as attractive as possible to encourage use. There should also be consideration for adequate ventilation, privacy and lighting. Tom asked that the walls include insulation so that two people working in the adjacent offices do not listen to each other. **Dave will redraw per all the comments he has received and send out to the Board.**

Short Term Rentals: Tom received an e-mail as a result from the Town Council meeting about short term rentals. Snowmass Mountain is not considering eliminating short term rentals at this time. Steve said he attended that meeting and was questioned by the Council. Steve was answering the questions for himself and not representing Snowmass Mountain, Woodbridge or Meadow Ranch as stated in the paper. There doesn't seem to be any action being considered by the Council in the near future and even if the Council did come up with recommendations, it's up to the HOA's to decide to adopt these recommendations. The Town could impose a business permit system to make sure they collect the taxes and address safety issues. The Board will monitor the situation for further developments.

Pool Deck: Dick said there are huge cracks in the pool deck and we should pull out the old caulking and put in new. Kirk said it's been done twice and it only lasts a short time. To do it right, would be very expensive. Stan said each section is a pre-formed slab which affects the expansion joints. Kirk thought it's been about 8 years since major repairs and no one will guarantee how long caulking will last. A suggestion was made to look into special caulking made specifically for pool decks. **It was agreed that Stan should look into it and have it done as a maintenance item.**

Other Business:

C Building Sag: Tom asked about the sagging in the C Building. Steve said he had Joe Taylor to look at the wood and original plan. Joe didn't quite understand what the problem was so Steve had the engineer back to talk with Joe. Steve did put a temporary support pole and the engineer is working on load calculations. Stan said there is no solution yet but they're working on it.

Newsletter: Tom said it's time for a newsletter and asked everyone to contribute topics they think should be included. The insurance issue as discussed is one topic that will be included.

Burst Sewer Line: Kirk asked about the burst sewer line. Steve said all the stack that goes up the wall has been replaced from B1 to B3, and now everything is dry. The plumber thinks it might be a bad batch of pipes or joints that might have snapped from age or stress.

Roof Replacement: Stan met with the roofers who are looking to start May 16th and will be working for two weeks from 7:30 a.m. to 7:30 p.m. Location of the dumpsters might be problematic and that will have to be figured out. Kirk asked that the concrete be protected from the dumpsters to prevent scarring. A suggestion was made that any perpendicular spots could accommodate a 20-yard dumpster and should be considered. **Stan and Steve will work on a plan.**

Irrigation: Dick will work on the irrigation for the new garden and plantings. It won't be too expensive. A homeowner suggested a can be added to the pole with the dog poop bags can so people will deposit the waste. **Steve will look into it.**

Booster Pump: Steve said last summer we were looking into getting bids for a booster pump for all the sprinkler systems in the upper buildings and we will need to get that this year. He thought the estimate was about \$2,000.00. It will be installed by E Building. **Steve was told to go with it.**

Miscellaneous: C-4 still has Christmas lights on their balcony and they had been used recently. They also have a dog in that unit. **Steve will talk with them.**

Property Mangager: Stan announced that Steve is retiring and his last day is May 19th. Stan has a replacement but can't give details at this moment, but this person will be available to work with Steve in his last few weeks. Steve has done an amazing job and will be hard to replace and his replacement will take time to train. Steve will be available on a limited basis next spring for consulting. Tom thanked Steve for all his hard work and wished him happy retirement. The rest of the Board concurred. Steve thanked the Board for all their support and help getting things accomplished. When information on the new manager becomes available, Stan will get the Board a bio.

The next meeting was set for May 4th, 4:00 p.m. via zoom.

There being no further business, the meeting was adjourned at 5:08 p.m.