

SMC Board Meeting
July 1, 2020 4:00 PM Mountain Time

AGENDA

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 June 6, 2020: Approved
2. Review 2020-21 proposed budget (Merc/Stan)
 - a. Projected increase in operating cost assessment for 2020-21? Merc/MMM believe that they will be able to absorb the 7% increase in insurance charges by making saving in other areas. So, the current proposal is for no increase in operating budget for the upcoming year after a mere +2% this past year.
 - b. Reserve Study update for 2020 – any issues? None
 - c. What figure to use in reserve study for current capital reserve fund balance? As of end of May, \$518k.
 - d. Agree to no capital reserve assessment increase for 2020-21? Board approved the 15% increase as was previously planned. Projections show the capital supply vs demand to be approximately even with this increase. No further increases are currently anticipated for future years
3. Opening of Spa, Sauna and gym per Pitkin County regulations: Board determined to keep these closed given the recent uptick in cases combined with the closing of some businesses as a result.
4. Zinsco Panel replacement: Zinsco boards have been identified in 8 units.
 - a. Owner response/interest to date? 7 of 8 owners have agreed to replace; awaiting to hear from outstanding owner. Steve is also contacting Owners with ITE Boards (obsolete) to see if they wish to change out their boards
 - b. Do we mandate this change? No
5. Update on researching Fines (AL370) (Mike): Held over till next meeting
6. Power washer for cars & bikes? Approved for bikes only. This will be adjacent to handicap space by garbage at +/- \$300.
7. Newsletter issued? Yes
8. Board nomination letter & notification for owners?
 - a. Issued? Yes
 - b. Responses to date? One thus far. Steve will provide the Board with an update in two weeks, to see if others are submitted.
9. AOM Meeting – in person, virtual, or cancel? Meeting cancelled. Owners can send the Board questions and Board will respond accordingly.
 - a. Board Mail-in Election - Who oversees counting of the votes if we cancel AOM? We will request an “independent” resident owner to tally the ballots.

- b. Document preparation for AOM package – status update: Documents have begun to be prepared. Mike to circulate tracking sheet summarizing where we are. Financials will be complete in 2 weeks to reflect numbers through June.
- 10. Review exterior paint schemes/colors (Kirk): Board liked the latest renderings but has requested that the primary color be altered, and the lines removed from the smaller sections of exterior. Whether stone or Core 10 steel is to be used is still to be decided. One factor will be cost. Steve/Stan to get an estimate for the cost of changing from stone to Core-10.
- 11. Review Building A Remodel options (Steve/Stan):
 - a. Agree on flooring and finishes? The Board agreed to accept the recommendations of the Interior Designer who provided advice in June
 - b. Agree to replace side doors with windows? Board agreed to do this “if we’re going to do it, we should do it right”, but this does add a little under \$5,000 to the cost.
 - c. Window glass to be tinted? With charcoal exterior cladding? Supplier? Discussion postponed
 - d. Front door – review of metal options and final selection – metal or wood? Discussion postponed
 - e. Review of latest DZ quote, if available. The Estimate is creeping up, not least of all because of the windows but also a more detailed assessment of the steelwork for the stairs and other elements of the plan seems to have led to an increased estimate for the work. Stan and Steve to approach other contractors with the current scope of work to see if a lower quote can be obtained.
- 12. Update on new shed installation (Steve/Stan): Installed – currently in the process of installing siding. Will use the existing bike rack for now while we investigate a better permanent solution that maximises the bike storage
- 13. Digital Door Locks: Discussion postponed till next meeting
 - a. review of Steve’s survey of models in use currently
 - b. next steps
- 14. Soundproofing – feedback from Matt on his ceiling soundproofing – does it work? Good against heavy feet, kids running, ski boots, etc.? Discussion postponed till next meeting
- 15. Any other business?
 - a. SMC sign area landscaping: The Board approved the project based on the most recent quote (\$1276)
- 16. Next Board meeting is July 22 at 4PM