

SMC Board Meeting
August 23rd, 2019 1-5 pm MDT
AGENDA and Notes

Building A

Roll Call: Mike Mitchell, Kirk Samsel, Greer Fox, Doug Mercatoris, Kristin Ericson
MMM: Stan Stokes, Steve Frischmann
Mitchell, Fox, Mercatoris, Stokes, Frischmann present. Samsel, Ericson joined the meeting later

AGENDA

1. Approval of notes from previous meeting (July 24th). *Approved.*
2. Finance Update
 - a. Operating budget – on track for end of year? Any issues? *No issues. Budget figures for June & July still on track; indeed, SMC is doing better than budget and YTD figures show that items that are above budget are reasonable given the extraordinary snowfall and length of winter weather experiences in 2019: eg, snow removal, firewood, snowmelt expenses.*
 - b. Delinquencies review – any issues? *None. Indeed, no owner is beyond 30+ days overdue.*
 - c. Capital plan for 2019-20 – timing of planned work.
 1. *Windows and doors: Owners will be queried re any problems with windows and doors, to be addressed during fall off-season (eg, gaskets, weather-stripping, casement windows sticking on frames, patio-door locks and window winders in working order).*
 2. *Flower boxes for upper buildings including additional irrigation lines and capacity-spring.*
 3. *Explore revision to upper entryway to Building A. MM will get bids for revamping entry/office areas and doorway for possible remodel in 2020, depending on cost.*
 4. *Pool furniture for the large deck above the pool. Space currently underutilized-order for spring installation.*
 5. *Addition of rubber flooring in the workout room, especially under the weights area-fall.*
 - d. Any other finance related topics to discuss? *At HOA meeting, Merc will discuss changes in financial policies that have been*

implemented over the past year, increasing transparency and accountability.

3. External painting plan – review of revised renderings and next steps (AL 292). *Still in progress. Kirk is working with Chris Madigan on potential schemes.*
4. Parking
 - a. How successful was our request for Owners to make spaces available, and is this system working so far? *Steve: working well at present. Winter will be more difficult. Not that many owners who are gone for any length of time with open spaces to put in the pool of available spots, but Owners have been helpful in the main.*
 - b. Discussion of Danny T e-mail from 7-28-19 (resent by Mike 8-6-19) (AL 314)
 - i. Short term renters [STRs] bringing multiple cars onto the complex. *Steve continues to impress upon rental agencies used by SMC Owners who rent that STRs are limited to one (1) car on site (two for upper buildings if they fit). Of the 20 current Owners who use their units as STRs, 14 employ Snowmass Vacations as their rental agent. Steve maintains a close working relationship with SV to handle various issues, including parking.*
 - ii. Upper building renters arriving with two outside cars that block access to neighboring parking places. *Board agrees that this can be an issue and has recommended several steps that MM can take to address problems both before and as they arise: recognize that two SUVs cannot park under the upper buildings; repaint marker lines and “T” indicators directly below the deck overhangs to indicate the space limit, regardless of the number of cars; monitor the length of vehicles directly across the driveway to ensure backup room; swift response to violations of number, size, and spatial restrictions for vehicles parking in the upper building garages and throughout the complex. We will reassess the appropriate limit for protrusion of cars out of the*

- upper car ports as part of this work.*
- iii. Perception that the Board may be favoring short term renters over Owners. Board: we have Owners who do STRs. The Board has instructed management to take a more aggressive response to parking violations by STR's.*
 - iv. Next steps. See rules changes below. Also, Board review of the SMC Declarations confirmed that the Board has the authority to reassign parking spaces between units. The Board has no plans to do this currently.*
- c. Review of proposed Rules and Regs update on parking (AL 286, 297, 303) Board reviewed revisions to Parking Rules and Regs, circulated via email 8/20/19 from Greer. Greer will update and send out via email for final review and approval.*
 - d. Anything else we need to do on parking? Board chose "Reserved 1-5" for signage for short-term parking spots, to be assigned by Steve on a first-come first-served basis.*
5. Short term renter problems in building F (see F4 note circulated by Steve 8-4-19)
 - a. Review of issues.*
 - b. Next steps. After lengthy discussion, including recognition of substantial recent changes in owner composition and use of units, the Board established occupancy limitations for short-term rentals (<1 month): no more than 4 persons in 1 br, 6 persons in 2 br, and 8 persons in 3 br; children <18 are counted as persons. Violations = \$100/day.*
 6. Storage on decks and parking areas (AL 310). *Kirk reviewed the current regulations re acceptable items on decks/patios: 2 18" potted plants (1 may be hanging), 1 2-burner gas grill, 2 HOA-supplied chairs and 1 table, 1 HOA-supplied ash container. No wind chimes or other sound-makers, no pillows, no bikes, etc. He noted numerous violations throughout the complex, asking how strict do we want or need to be, especially in light of the shift in owner composition toward long-term residential use. Board: Steve has been monitoring the more egregious violations and should continue doing so. Respond in gray areas to owner complaints. Remind owners via an item in next newsletter and as needed that this is a slippery slope.*

7. Storage of bikes (AL 311). *Board noted the explosion of bikes throughout the village, including at SMC and asked MM to bring plans and cost estimates for a proper bike shed (with removable doors) to be constructed between the C and D Buildings near the driveway. Such a shed could be used for firewood during the winter months, bikes during summer and fall. Owners would need to store bikes in storage units or condo units (or elsewhere) during winter, as currently.*
8. Adding foliage along the wall for the lower buildings (AL 312). *Board noted the good addition of color with the potted trees and plants on the wall bum-pout. The plants in the lower building stairwells could be higher to make more of an impact. The Board asked MM to investigate placement of additional potted trees across the length of wall that confronts the lowest units and additional planters along window wells. MM will ask Kevin, landscaper, for recommendations, including replacement/replanting of large aspen trees currently in pots in the driveway. Greer suggested recycled aspens be planted at each junction of adjacent units in lower buildings (ie, I-1, I2; J1-J2, etc.; not in front of patios). Concern re blocking views, so G was asked to check with others in the lower buildings re opinion.*
9. A5 Tinted window – approve or request removal? (AL 319). *Board recessed to go look at window. After looking at windows in A5 & A4, Board wanted more information: could A5 match the tint in A4? Why does it appear that three windows in A4 are tinted and not the largest A4 window on that wall? Who approved the A4 tinting and when was it done (initial indications are that the A4 tinting was not done by the previous Owners)? If tints cannot be removed ought the HOA also tint the several windows on that wall that look into the A Building conference room, so that all the windows on the wall are consistent? Board asked Steve/MM to talk with A4, A5 owners to obtain more information. The initial priority would be to make the A5 window a smoked tint to match the A4 window (i.e. not mirrored), and to request that the one un-tinted window on the west side of A4 be tinted to match the others*
10. Potential Recurring Operating costs – review of V2 of the list (items transferred from Capital Reserve list) (AL 302). *After an item by item review, some items were deleted, some revised. Mike will update the*

list and recirculate to Board.

11. Visitor Parking spot signage (see Appendix at end of Agenda) – what should the wording on the sign be? (AL 320). *See above: “Reserved 1-5”*
12. Storage area build out proposal (See Steve’s email of 8-6-19) – does the Board approve (cost ~\$5,500 for 4 x Owner closets plus extra SMC storage) (AL 278). *Board approved; this will complete the provision of an external storage unit to every Owner, a goal of the 2011 Wall Project.*
13. Wallace Proposal for trees/shrub planting by A building - update (AL 307). *Still in process.*
14. Electronic archive – platform update (Google Drive or NAS) (AL 33). *After consideration of Google Drive and use of Google software, which is freeware, Mike and Steve recommended going with NAS, despite a modest cost outlay. Board approved.*
15. Paper Archive update (AL 137). *Mike reported the completion of this enormous project -- ie, to review, keep, toss all the boxes of paper records that have accumulated since the inception of the HOA in the 1970s and archive those of some historical or advisory value in a systematic set of labelled notebooks or architectural folders. The archive is now housed in the closet just off the Conference Room. Mike was thanked for his commitment to this project, which complements his work on the electronic archive, both of which were completed at no cost to the HOA.*
16. SMC Changing Demographics - vacation home/rental property to year-round residents – update (from Greer). *The following data were presented. Two-thirds of units are full-time residences or used by owners only for shorter periods. Over the most recent 20 years, STRs have dropped from 3/5 to 1/3 of units at the complex.*

Ownership Composition at Snowmass Mountain Condominiums

Ownership Type*	March 1997		April 2001		August 2019	
	N	%	N	%	N	%
STR	35	59%	34	58%	20	34%
LTR	3	5	8	14	11	19
OUO	17	29	9	15	11	19

RO	4	7	8	14	16	27
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*STR=Short-term Rental, LTR=Long-term Rental (Year-round or seasonal), OOU=Owner-Use Only, RO = Resident Owner

17. Review of Action list items not covered above

- a. Stairway lights all installed (AL 242). *Done.*
- b. Car port light selection and installation – update (AL 253).
Selection made; installation is proceeding.
- c. Meet and Greets after Board Meetings – continue into 2020? (AL 257). *Yes, continue for January, June Board Meetings and Annual HOA.*
- d. C3 plumbing fix – has the cost contribution to be paid by SMC been resolved? *Ongoing*
- e. Building A bottom door to spa/pool – has it been reframed? *Yes, fine now.* Is the entry lock now working correctly? (AL 283) *No; it's a wiring issue. Work is continuing on this.*
- f. Do we want to ask the Owner of F2 if he would offer any feedback to other Owners during the AOM, or to give us something for a future newsletter? (AL 294) *Interested owners can be referred to him for information.*
- g. Website Owner contact details – update (AL 305). *Done; only a few owners responded.*
- h. Landscaping – bump out trees and stairwell window boxes – all done for 2019? Any problems? (AL 306) *Done.*
- i. Exterior siding maintenance/paint touch up – update (AL 309). *Done. Kirk complimented the crew on their workmanship.*
- j. K2 using grill with charcoal – resolved? (AL 315). *Owner will replace with gas grill. Merc emphasized how dangerous open flame grills are with fires in at least two other complexes.*
- k. C4 storing items in garage – resolved? (AL 316) *C4 renter is a repeat offender. Board suggested fining unit owner if problem continues without resolution.*
- l. Drier vent cleaning – do we have a good list of units with external vents? Any other update? (AL 318) *Approximately 30 units have external vents. Cleaning will be done in the coming week.*
- m. Snowmass Vacations renting to short term renters with ESA

dogs – do we need to do more with rental agencies to explain our criteria for ESA dogs? (AL 324) *Steve: SM Vac will not rent to ESA. No further action needed on this at present.*

18.AOM Meeting preparation

- a. Any anticipated questions we need to prepare for? *Mike reviewed his responses to questions received from D. Tietelbaum and M. Wallace.*
- b. Anything else?

19.Newsletter

- a. Send one out in October? *yes*
- b. Who will prepare it? *New Board member!*
- c. Possible topics
 - i. New Board Member(s) and roles
 - ii. AOM (and Board Meeting) highlights
 - iii. Landscaping update
 - iv. Parking update?
 - v. Anything else? *Mike will expand this list based on today's meeting.*

20.Dates of Board Meetings through to January 2020. *Monthly telecons on 1st Wednesdays at 4 pm MT: Oct 2, Nov 6, Dec. 4. On-site meeting January 25, 2020 1-5 pm Building A Conference Room with Meet and Greet at 5:15 pm*

21.Any Other Business – *Steve reported that he and Grey Warr (J-3 owner) who works with MM 2/days week have repaired the spa plumbing and circulation pump.*

Next meeting date – Oct 2, 4 pm MT
Meeting adjourned 5:10 pm

Appendix:

Suggested wording to date for Visitor Parking Spot Sign (from email discussion) – if anyone can synthesize a new form of words from the set below, [please bring it to the meeting!!

- Reserved for Owner use only
- Reserved
- Reserved Parking Only
- Owner Guests Only

- Owner Visitors Only
- Management
- Reserved for Owner Use Only
- No parking
- restricted
- By permission only
- Approved Parking for Owner Use