

SMC Board Meeting
July 22, 2020 4:00 PM Mountain Time

AGENDA and NOTES

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 1, 2020: Approved
2. Financial
 - a. Financials through June (Merc); The operating budget still in surplus for the year and looking on track to finish that way for this financial year. Some Owners are delinquent in their payments and Merc and our bookkeeper will be following up.
 - b. Final Draft 2020-21 Budget Review. Final draft is acceptable to the Board– no increase in operating assessments for the coming year.
 - c. Replacement of Accountant (Merc). Board agreed that Merc should interview the person CPA recommended by Brian Smith, our current tax accountant, and recommend to the Board whether or not we use him in future. This person has familiarity with SMC accounts through his previous work with Brian, and is likely to be more cost-effective than the larger companies doing this work in the Aspen area.
3. AOM package of Documents (Mike):
 - a. Status and approval of final package of documents. Board members have one more day to provide comments on the various documents out for review – after this they will be considered final.
 - b. Timing for distribution. The plan is to distribute the complete Annual Owners Meeting Package of information on July 31st by email and mail. The cover letter will offer Owners the chance to write in questions or comments to the Board, since the AOM itself is cancelled.
4. Status of New Board Nominations (Steve):
 - a. Date for sending out of election materials. We currently have five nominations for the Board, and the election materials will be prepared accordingly. The target date for distribution is 27th July (email and mail)
 - b. Final Plan for counting ballot. This will be done on 29th August by MMM in the presence of an independent Owner (not a current Board member or candidate) who is on site at the time. The Board and the nominees would be informed first, then a note will be sent to all Owners informing them of the result.
5. Exterior Paint Color Recommendations & Revised Renderings (Kirk):
 - a. Selection of final colors pairings to be painted on side of Building C (how many, which ones?). Board agreed to paint two shades of bronze (Urbane Bronze and Enduring Bronze) on one side of the Building C bump-out, and three panels of contrasting colors (Sawdust, Felted Wool and Intellectual Grey) on the body of the building abutting each of the two bronze panels on the bump out. Kristin will review her preferences and let us know if she wants to see any other combinations.

- b. Estimates to keep stone vs. replace with Core 10 steel (Steve): Open
- 6. Building A Remodel:
 - a. Status of new estimates from contractors other than DZ (Steve/Stan): Another estimate is in preparation by an additional contractor
 - b. Review of costs and discussion of whether or not to proceed. Costs for the upper floor remodel are about \$34K without replacing the existing side doors and \$41K if we replace the doors. The Board was unanimous that “if we do it, we replace the doors”, but there was concern over the current cost of \$40K, particularly in light of the decision earlier in the year to forego one quarter of major maintenance assessment, which meant a drop in income of about \$50K to the capital investment fund. The Board also agreed that repainting of the buildings and the roof replacement were the highest priority items. The Board decided to wait until we receive the additional bid for the work and make a final decision on whether to proceed at the August meeting.
 - 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
- 7. D4 request for power supply to storage unit – final decision? Kirk suggested that the power be routed through the space above the car port rather than directly under the stairway treads, where it would be visible. The Board liked this idea and suggested that conduit be used to allow additional cables to be routed the same way in the future. Steve will inform the Owner that the request is approved (at the Owner’s expense) with the stipulation about the power being routed as described above.
- 8. Discussion of proposal to request all short-term renters to sign disclaimer for COVID. There had been extensive email discussion on this within the Board prior to the meeting, including feedback from our insurers, the likelihood of anyone being able to prove exactly where they became infected, the practical challenges of gathering the disclaimers from all renters and the lack of recourse open to the HOA if anyone refused. Considering all factors, the Board agreed not to move forward with this suggestion.
- 9. Discussion of course of action for anyone on the property failing to follow county/state COVID guidance. Local police are apparently reluctant to commit to talking to individuals on this topic since this increases the risk of transmission. The Board agreed that we should post “please be considerate” notices on the stairwells asking people to wear masks while on the stairs. If people wish to complain about a renter’s failure to follow this request, the Board concluded that the best recourse was most likely to contact the relevant rental agency acting for the Owner.
- 10. Discuss if Spa, Sauna, gym should be opened: Board agreed to keep these closed and review again at the August Board meeting
- 11. Status of Replacement of Electric Boxes (Steve): Twelve Owners have now requested replacements (including A7). MMM is working with the electrician (Two Peaks Electrical) to schedule the work, which will start sometime after Labor Day. Owners will be billed directly by the electrical company.
- 12. New web site is launched – has the old contract been cancelled? Yes
- 13. Digital Door Locks:

- a. Review survey of current models (Steve): The Board discussed the various different categories as illustrated by the 12 photos that Steve circulated. While the aesthetics of the various types were generally OK, Merc highlighted that some doors would be easier for bears to open than others. The Board concluded that while electronic and mechanical keypads were fine, we should consider recommending a round door knob rather than a lever or latch handle to make it harder for bears to enter when the key pad is not active. Another suggestion was that we standardize on a brushed nickel finish (rather than bronze, etc.). This will be discussed further at the August meeting
14. Soundproofing – feedback from Matt on his ceiling soundproofing – does it work? Good against heavy feet, kids running, ski boots, etc.? Item postponed to next meeting.
15. New Shed Completion, including bike rack (Steve/Stan): Item postponed to next meeting.
16. Status of SMC Sign Area Landscaping (Steve): Item postponed to next meeting.
17. Status of Power Washer for Bike Cleaning (Steve): Item postponed to next meeting.
18. Update on researching Fines (AL370) (Mike): Item postponed to next meeting.
19. **Next Board meeting scheduled for Aug 28th, 1-4pm.** Note error in agenda – Board meeting is scheduled for Friday 28th August
 - a. Zoom call? Yes
 - b. Will anyone be at Snowmass for an in-person meeting (suitably distanced)? There was some interest in a socially distanced in person board meeting for those present at Snowmass – the level of interest will be assessed again nearer the time.
20. Any Other Business: None raised