

SMC Board Conference Call
July 24th, 2019 4-5 pm MDT (5-6 pm CDT, 6-7 pm EDT)
AGENDA & NOTES

CALL-IN NUMBER 712-775-7031 x 886301822 ON-SITE: Conference Room, Building A

Roll Call: Mike Mitchell, Greer Fox, Doug Mercatoris were present in person or by phone. Kirk Samsel called in briefly but was called away. Kristen Ericson not present.

MMM: Stan Stokes, Steve Frischmann were both present in person.

AGENDA

1. **Approval of notes from previous meeting (July 3rd).** Approved as written.
2. **2019-20 Annual operating budget**
 - a. **Any last-minute changes or revisions?** MMM final review of budget suggested a 2% increase in the annual operating assessment will be sufficient to cover the anticipated increases in costs (primarily insurance and utilities).
 - b. **Owner assessment increase fixed at 3.0% - agreed?** No. The Board agreed to 2%, as above.
3. **AOM preparation**
 - a. **Document status – everything “Final”?** (see separate sheet dated 7-20-19). Board and MMM reviewed all documents to ensure that Steve could proceed with mail-out to Owners. Owners’ packet will follow same format as that of 2018.
 - b. **Election documents distribution – complete? Any feedback/complaints/concerns from Owners?** None to date. Steve has received one returned envelope to date.
4. **Storage on decks and parking areas**
5. **Storage of bikes**
6. **Adding foliage along the wall for the lower buildings**

Items 4-6 were added to Agenda by Kirk and will be continued until the August 23rd on-site Board meeting.
7. **Flower boxes in upper building stairwells – status?** Board confirmed plans to place flower boxes in upper buildings, similar to those in lower buildings, depending upon success with existing boxes evaluated at summer’s end. Funds have been set aside to install the two new irrigation lines that will be needed to service the new boxes. Installation will be this fall, if possible; otherwise, lines will be done in the spring of 2020.
8. **Dog in Unit F4 – resolved?** Yes. Steve fined the unit owner twice, \$100 per fine. Turnkey, the rental agent, will charge the renters the cost of the fine to reimburse owners of F4 plus \$450 cleaning fee. Stan recommended that the fine for an unauthorized dog be more than the fee for overnight kennel boarding.

The current overnight rate at the Aspen Animal Shelter is \$80 per animal (ie, dog).

9. Parking issues update. The parking rules and regs need to be updated at the August 23 meeting. Greer will work on a draft. Currently, because it is not high season and not all units are occupied, Steve has been able to accommodate nearly all requests for additional parking. Owners in sufficient numbers have been cooperative in advising him when their spots are available for reassignment. After discussion, the Board confirmed yet again that parking spaces are common elements, and assignment of spaces is under the control of the Board (via the Property Manager). The one parking space/unit rule is paramount. As it pertains to rental units, only that unit's space may be used by the renter/s. Even though a given rental company may manage other units within the complex, some of which may not be rented at any given time (and thus have an unused parking space), the control of the assignment of those spaces belongs to SMC, not to the rental company. The management of parking space assignments belongs to SMC; all parking space assignment must go through the Property Manager at SMC.

10. Any Other Business

Stan/Steve shared a bid of \$40/exterior dryer vent cleaning. Board approved moving ahead with the cleaning of all exterior dryer vents as an HOA expense. Now both chimney flues and dryer vent cleanings should be on a two-year cycle and both billed as HOA expenses. Steve noted that we need an inventory of units with exterior-vented dryers, and he will proceed with generating such a list.

Next meeting date (on site, 2 pm MST): August 23rd 2019