

Snowmass Mountain Construction Updates

Week 6: May 22-28, 2011

Unbelievably, rain and snow continued to inundate Snowmass Village during the early part of the week. Despite the weather, the construction project slogged ahead with most focus still on replacing the sewer and storm water drain lines at the project, a necessary step before the shoring can begin in earnest.

The Board met via conference call on May 24th. First order of business was to review the list of paid and unpaid construction assessments to date. The Board reiterated that the construction assessment is not designed to be a monthly payment plan but instead is to be paid when billed in its entirety. Most homeowners are paying it out of savings or obtaining a secondary mortgage or home equity line to pay the construction assessment. The Board reaffirmed the interest rate at 12% and restated that the Condominium Association is not a bank and is not in the business of lending money.

Discussion of the following two open items for the project ensued and will be continued until design, labor, and materials costs have been obtained and can be compared. These include how to finish the outer edge of the parking area and whether the below-grade window wells in the ground floor units in the lower buildings should be MSE wall as opposed to retaining the railroad timbers that currently line the window wells. Neenan recommended MSE and the HOA engineering consultant has been asked for his assessment.

George reported on his ongoing discussions with the Water and Sanitation Board about the sewer line that flows under the roadway (and under the new snowmelt system). The Board concurred in the recommendations of the Design Committee of the palette of paint colors shown in the attached photos. The final approval, however, belongs to the Town of Snowmass Village, and after the Board approved the palette, a request to amend the minor PUD was submitted to the Planning Department by our contractor, The Neenan Company.



A few additional pictures of the new color palette that was painted onto Building L in between rain storms and snow squalls: Note the new spring green leaves on the aspen trees!



This picture shows the deck railings in the accent color quiver with the fiery brown trim. The main wall color is khaki.