

Snowmass Mountain Condominiums Board Meeting Notes

Wednesday, October 6, 2021, at 4pm Mountain time

Roll Call: Tom Sherman, Kirk Samsel, Dick Wallace, Dave Wolf
MMM: Steve Frischmann, Unit L4 owner

Call in via Zoom, no on-site meeting

- Approval of August 27 meeting notes was tabled till next meeting.
- No financial report because the Treasurer was unable to attend meeting.
- Unit L4 owner asked that we keep the Sauna open on a reservation basis. He cited data that the corona virus dies quickly at high temperatures. Board voted to leave sauna open with 75-minute intervals using the reservation system.
- Fire & insurance update: Director Sherman reported speaking with our insurance agent and was assured that our coverage includes full replacement to bring outdated elements to current codes should major damage ever occur.
- Painting has been completed.
- Roofing contract has been signed with GreenPoint roofing for \$380,000 which includes roofing, heat tape and venting. MMM will speak with GreenPoint on the costs of gutter repair/replacement, 6 volts versus 12-volt heat tape and snow fencing.
- Director Samsel created some additional rules for balconies and limited common areas that would more strictly define what is allowed and what isn't. The Board was 2-2 (Samsel and Sherman for with Wallace and Wolf against) on the changes. We will address when Director Mercatoris is available. Director Samsel suggested 3x5 signs be created to be placed on dishwashers, washers and dryers with a message of do not use between 10pm and 8am. He will create the signs for Board approval. It was also pointed out that wind chimes are not allowed under the current rules. The Board instructed MMM to inform unit owners that wind chimes must be removed.
- Director Wallace, MMM and Snowmass Lawn met to discuss the West side of the driveway entrance. The Board approved spending

no more than \$5,000 to prep the area for spring planting and irrigation additions. The Board also approve replacement of a Colorado Spruce tree between Buildings A & B at a maximum cost of \$1,000.

- A Building issues. There was is a cracked window, wall crack and sticky door centered in the middle of the building. MMM has given it a look and see no obvious issues, however a structural engineer has been engaged to inspect the building to see if there are any issues. Depending on the results, the cost of the cracked window in A5 will be discussed.
- A5 window was installed after construction, Director Sherman will speak to the HOA attorney to determine what options the Board has in assigning the costs of replacements.

Next meeting Wednesday, November 3, 2021