

SMC Board Meeting
March 4, 2020 4:00-5:00 PM

AGENDA and NOTES

CALL-IN NUMBER 712-775-7031 X886301822 ON-SITE: Conference Room, Building A

Roll Call: Mike Mitchell, Doug Mercatoris, Tom Sherman; via phone: Kirk Samsel, Kristin Ericson
MMM: Stan Stokes, Steve Frischmann

1. Approval of notes from previous meeting, held 25 Jan 2020: Approved
2. Chase Bank CD comes due. Allocate to budget or rollover? Board agreed to stay with First Bank and rollover the CD
3. Responsibility for repairs to leaks based on where the cause is
 - a. Review final draft of “policy” proposal (attached): Approved
 - b. Discussion of the new section on “Owner and HOA charges”—language approved with minor change. Based on this and previous correspondence with Owners, it was agreed that E4 issues will be covered by the HOA, the costs of MMM dealing with the F4 humidifier problem will be billed to F4. In the case of the new C4 leak, if this is found to be the Owners responsibility, MMM time will be billed to C4.
4. Short term renter problems - Discussion of issues raised by Michelle Faurer (F2) (see attachment)
 - a. Failure to follow rules and regs: Moving forward, when we hear of complaints from residents, we will be issuing warning letters to be placed on condo doors. If we receive photos (when feasible) of offenses, SMC will take appropriate action with violators.
 - b. Noise: see A. This is a situation when the police will be called to deal with the renters.
 - c. Property Manager responsiveness: Issues occurring after hours when our Property Manager is no longer working is why responsiveness is slow
 - d. Unit repairs (to be discussed in conjunction with 6b below)
 - e. Next steps: Mike to evaluate what would be needed to give more flexibility to the Board regarding the amount of fines
5. L6 into L4 leak – Discussion of Kristin Ericson email and issues raised (see attachment)
 - a. Role of HOA in oversight of repairs to individual Units: Board agreed that HOA will not get involved in repairs of units, or between units. This is the owners’ responsibility.
 - b. Role of HOA in requiring homeowner insurance (and defining scope, etc.): Board to check with language of our By-Laws and will also check with our insurance carrier regarding CO laws.
 - c. Next steps: MMM to contact Snowmass Vacations for status update on repairs and to find out if HOA has any responsibility in this particular situation.
6. Topics for inclusion in a future newsletter: The following topics arose as part of the above discussions:
 - Plumbing and electrical interfaces
 - Insurance – inc. responsibility for damage to other units
 - Property manager costs for dealing with individual unit problems

- Owners – abbreviated rules given to renters?
7. Any other Business
- The Board agreed with MMM’s proposal to switch the fire alarms to a wireless phone system in view of the repeated problems with the current landline system

The balance of items were not addressed due to the duration of the meeting for the points above. These items will carry-over to the Board’s April meeting.

8. Building A Upper Floor Remodel:
- a. Three new quotes? (Steve)
 - b. Samples of laminate flooring, front door, chandelier (Steve/Stan)
 - c. Furniture options for new entry way (Kirk)
9. New color schematics to reflect exterior painting (Kirk)
10. Shed between Buildings B and C: new drawings (Stan)
11. New deck furniture
- a. Is it being used?
 - b. Firepit: gas tank? Run direct line?
 - c. Owner feedback?
12. Window and door maintenance (\$3,000) (AL325): Sliding door locks repaired in H2 & J6?
13. 2018-2019 Financial Review posted to website and realtor site?
14. Some long-term residents are not received newsletters to Owners – HOA role?