

SMC Board Meeting
Sept 2, 2020 4:00 PM Mountain Time

AGENDA AND NOTES

FINAL

CALL-IN VIA ZOOM
NO ON-SITE MEETING

Roll Call:, Kirk Samsel, Tom Sherman, Doug Mercatoris, Dave Wolff, Richard Wallace
MMM: Steve Frischmann, Stan Stokes

Approval of notes from previous meeting, held Aug 28, 2020: *Notes from the previous meeting held August 28, 2020 still need to be approved*

1. Assignment of roles for the Board: *Since the Board last met only a week prior to this meeting, the main purpose of this meeting was to determine what roll each Board member would fill:*
 - a. *Tom Sherman - is President and will be assisted by other Board members who are present on the property when necessary*
 - b. *Kirk Samsel - will continue as Vice President*
 - c. *Merc - will continue as Treasurer*
 - d. *Dave Wolff - is Secretary*
 - e. *Dick Wallace - is a Director*
2. Exterior Paint Color Recommendations: (painted on back of Building D)
 - a. *Urbane Bronze vs. Enduring Bronze for "Bump-outs"*
 - b. *Sawdust vs. Felted Wool vs. Area Grey vs. Studio Clay vs. Intellectual Grey for the body of the building*
 - c. *Estimates to keep stone vs. replace with Core 10 steel (Steve): Awaiting estimate*
3. "Carry-Over" topics from 8/28 meeting
 - a. Electric Car Charging Stations: Steve to investigate:
 - i. *Costs from Chargepoint for installing the chargers*
 - ii. *How the monthly billing to individual users works*
 - iii. *Cost of any monthly service charges (or other "hidden charges") from Chargepoint*
 - iv. *Whether the charging stations are suitable for outside use in the Snowmass climate (e.g. if installed against the parking lot railings above the lower buildings to provide charging to these parking spots).*

Dick Wallace brought up the subject of EV charging stations. He felt that the cost to install them and use them should be borne by the vehicle owner. This will be discussed at the next meeting.

- b. Digital Door Locks: Update HOA Rules & Regs to specify the requirements, per above.
Dick Wallace brought up the subject of lever door entry locks on owner's front doors. The HOA specifies knobs due to bear issues, however existing levers are

grandfathered in. Dick mentioned that due to ADA laws, levers would have to be allowed if owners wanted them. This issue was voted on and accepted by the board. If this issue is to be reopened it needs to be added to a new agenda.

- c. Soundproofing: Kirk to speak with Matt to see if he will provide additional details as to what he did. The Board is interested in more details so they may provide them to other Owners, in the event they wish to consider a similar project
- d. New Shed: Kirk/Steve will determine if bike racks should be added for next summer
- e. New SMC sign and adjacent area: Determine if the temporary fencing (to prevent dogs from encroaching the area) can be improved upon.
- f. Power Washer for Bike Cleaning (Steve): To be completed week of 8/31
- g. Breezeway deck resealing – status update (AL 358): About five deck landings to be completed
- h. Electrical panel replacement – scheduled? (AL 375): awaiting to hear from electrician (Two Peaks)
- i. Can long term renters have dogs? Options discussed were:
 - i. to leave as is (no pets allowed),
 - ii. to handle requests on an “Exception basis,” taking into account the particular circumstances, the duration of the lease, and the conduct of the particular renter
 - iii. allow all long term renters to have pets
- j. Noise issues from long-term renter of C4: Steve to make the owner aware that multiple complaints have come to the Board’s attention and that this must be corrected immediately, or fines will be imposed. Status?
- k. Noise from short term rentals is an on-going issue. Mike and the new Board President to speak with the attorney (Paul Taddune) to find out whether the HOA has the authority to mandate soundproofing of the floor of one unit to reduce noise impact on the unit below.
 - i. Steve to determine cost/sq. foot for demolition of different types of flooring, to add soundproofing, and to replace with the same flooring.
 - ii. *Dick Wallace also brought up the subject of soundproofing units due to noise from short or long-term rentals. Dick feels the cost to the HOA would be prohibitive at more than \$100,000 per unit. He thinks unit owners who are affected by noise from above should soundproof their units at their expense. This will be discussed at the next meeting.*

Schedule of future Board meetings: 10/7, 11/4, 12/2, 1/30? - *The next meeting will be held via a Zoom call on OCT. 7, 2020 at 4:00 PM Mountain Time.*

4. Any other business?

- *The Board discussed whether it would be acceptable to have an outlet installed in the D4 storage unit (accessed via building E carport) that would be powered by HOA electricity. The outlet would be used by Dick Wallace to*

charge his electric bikes batteries at a cost to the HOA of about \$7.00 per year. The Board agreed to allow this.

- *Dick Wallace also brought up the subject of guy wires supporting the young aspen trees on our property. Dick believes the trees are mature enough to support themselves, and the guy wires can be removed. The Board agreed to remove them where appropriate.*