

**SMC Board Conference Call**  
**April 3<sup>rd</sup>, 2019 4-5 pm MDT (5-6 pm CDT, 6-7 pm EDT)**  
**AGENDA AND MEETING NOTES**

**Roll Call:** Mike Mitchell, Kirk Samsel, Doug Mercatoris, present; Greer Fox and Kristin Ericson unable to attend.

MMM: Stan Stokes, Steve Frischmann present

**AGENDA**

1. Approval of notes from previous meeting (Mar 6th). *Doug had some proposed revisions to the notes, which he had provided to Greer. Greer will issue revised meeting notes. The notes were approved, subject to the revisions Doug requested.*
2. Financial update. *No issues regarding finances. Doug explained that Alpine Bank had been in contact to express their willingness to work with HOA's and offer loans at competitive rates for capital improvements that the HOS may wish to undertake. The Board has no need of such loans at present, but the comment was duly noted.*
3. Proposed color scheme(s) for repainting of building exterior
  - a. Need to develop some proposed schemes ahead of June on site meeting (needed so we can select roof color). *Kirk will do his best to develop some proposed color schemes for the Board to review at the June on site meeting.*
4. Occupancy limits for short term rentals
  - a. Do we need them?
  - b. What should they be? *The Board confirmed the earlier position with respect to this topic, namely that the Board interprets the occupancy limits in the Rules and Regs (section 5) to refer to limits for long-term rentals, and that these limits were appropriate for long-term rentals. The Board does not currently intend to set occupancy limits for short-term rentals.*
5. Fidelity Insurance
  - a. Need to increase coverage – update. *The Board agreed to increase the insurance coverage for cash held by the HOA to \$585,000, based on the calculation required by the Code of Colorado Regulations. The incremental impact of this insurance coverage increase is an extra \$209 per year.*

6. Searchable documents - Steve has prepared some example PDF's
  - a. What Board documents need to be searchable? *Board agreed that Steve should spend the time (~45 min per document) to convert the PDF's of HOA governance documents (Amended Declarations, By-Laws, Governance Policy Documents, Rules and Regs, etc.) into searchable PDF's. Word documents that are converted directly into PDF's are automatically searchable. The Board agreed that it was most likely not worth the effort to convert other "less important" older documents that were only available as PDF's into searchable PDF's.*
7. Firewood thefts – update. *Activities to stop the continued theft are ongoing.*
8. New stairway light fixture installation – update. *Buildings A through E and H are complete. Installation into the other building stairways is continuing.*
9. Garage light upgrade – need a proposal (by June Board meeting?). *A small number of trial fittings are on order and will be installed when they arrive. if they are found satisfactory, the Board will approve replacement of all car port lights with these fittings.*
- 10.E4 Party fine – closed? *Yes – fine paid.*
- 11.H1 Fireplace – is the problem of poor drawing resolved? *The mesh in place at the top of the firebox leading to the flue was covered in ashes. This has now been cleaned and the expectation is that the fire will work correctly in future. However, since the unit is empty at present, a fire has not yet been lit to prove that the problem has been solved.*
12. Any Other Business
  - a. *ROFR Process – Steve asked whether the HOA should be collecting the responses. The answer is no – the HOA receives a copy of all ROFR's sent out, but has no role in collecting the responses.*
  - b. *C3 plumbing bill – the HOA has not yet been presented with a revised request for payment.*
  - c. *B2 Plumbing leak: The search for the source of the leak will now start on May 2<sup>nd</sup>, rather than May 1<sup>st</sup>*
  - d. *A remodeling request has been received from J3 for Board review, and one is expected shortly from F2. Since the J3*

*request was received just before the meeting, the board review of this one will be done by email initially, so that all board members have a chance to review and comment.*

- e. Date of next meeting: All those present were in agreement to change the meeting date to April 30<sup>th</sup> instead of May 1<sup>st</sup> to accommodate Greer's availability, so this will be the new date of the next meeting.*

**Next meeting date (4 pm MST): *Now Tuesday April 30<sup>th</sup>, 2018***