

Snowmass Mountain Condo Association
Saturday, September 22, 2018 1:30 p.m.
55 Upper Woodbridge Rd Conference Room
Snowmass Village, CO 81615

Present:

- President Mike Mitchell
- Vice President Kirk Samsel
- Secretary Greer Fox
- Steve Frischmann, Manager
- Stan Stokes, Mighty Mouse
- Rebecca Driscoll, Recorder
- *Absent:* Board members Kristin Erikson, Treasurer and Chris Madigan were not in attendance

Homeowners Present: 15 Units

- Mary Bandor, B1
- Krista Eddy and Joe Freeman, H1
- Leslie Hughes, A5
- Erin Kinney, C4
- Sheila King, L4
- David Krause, D1
- Robert Levitt, I2
- Doug Mercatoris, A1
- Kathy (and Mike) Mitchell, J6 (Counted as Board member)
- John and Susan Roach, A4
- Uwe and Elizabeth Staerz, H4
- Jaime Tannenbaum, C1
- David Tash, L5
- Daniel Teitelbaum, F1
- Dick Wallace and Guion Stewart-Moore, D4
- Dave and Elly Wolff, K5

1. **Call to Order:** The meeting was called to order at 1:35 by SMCA Board President Mike Mitchell
2. **Roll Call and Proxies:** 15 units were represented by owners attending the meeting, plus three owners represented on the Board. In addition, 15 proxies were received, so 33 of 59 units were represented, thus reaching a quorum.
3. **Proof of Notice of Meeting:** The meeting had been properly mailed to all homeowners.
4. **Approve Minutes:** The minutes for the meeting of August 26, 2017 were approved with no changes after a motion by Kirk Samsel, and a second by Greer Fox.
5. **President's Report**
 - Introductions: Mike Mitchell introduced himself, Board and staff to the homeowners. He announced that Chris Madigan was leaving the Board after three years, and had been instrumental with his knowledge of remodels and

construction. He highlighted how pleased the Association had been with the new management team of Mighty Mouse, headed by Steve Frishmann, that took over in the past year.

- Updates: Mike said they had thankfully not had any ill-behaved renters in the past year. There was a lot of flux however, with 9 properties sold and another 5 on the market, constituting about a quarter of the total properties in the 59 unit complex. He said about 22 are full-time residents, and of the remaining, half are second homeowners who vacate part of the year, and half are rentals.

6. **Manager's Report** – Steve Frischmann

- TV/Internet: Each resident has their own service after a Comcast TV/Internet upgrade, and reports are that the new service is very good. He recounted how a cut cable lost half the complex on a prior internet service.
- Lights: Exterior lights now run on photo sensors rather than timers, to track need through the seasons. Parking lot lights were adjusted to emit less light pollution.
- Keycards: Keycards were reprogrammed to limit midnight access to the spa.
- Saving money: Management saved about \$200 per month by cancelling 4 unused phone lines. They installed 8 new security cameras in the complex after an owner witnessed a theft of firewood. That perpetrator was caught, and future transgressions on property can be captured by new high resolution digital cameras by the firewood shed, pool, spa, and entry way. Steve noted that most all maintenance of the pool and spa are being done in house, as he has an electronics degree and mechanical background, which means less reliance on expensive outside contractors. The boilers that supply heat in part of the complex used to on 24/7. Steve installed a sensory wire which fires them only when temperatures fall below 65 degrees, thus saving on utilities.
- Snowmelt: Steve installed a priority pump switch to alternate the two pumps that operate the snowmelt system. One pump had not been used since 2011, which is bad for the pump, so now they alternate.
- Smoke Detectors: Expired smoke detectors were replaced. The HOA takes responsibility for 1 detector in two-bedroom units, and 2 detectors in three-bedroom units. Backup batteries were replaced. A homeowner informed the Board that new code required additional hard wired smoke detectors in his unit as a condition for a remodel, and asked if they were now a limited common element which the Association would maintain, and replace backup batteries annually. Mike Mitchell said he would have to consider the implications of the new code on HOA policy, and could not answer at that time.
- Maintenance updates: The picnic table received new wood, and was oiled and finished, with the walkway to it sealed and firmed. The wood stairs to the pool were replaced, treaded and painted. Management replaced or repaired weather stripping on windows and doors, replaced cranks and repaired arms, with a few still to go.

The homeowners complimented Steve Frischmann on his innovative and forward thinking management of the complex, and remarked what a pleasure he was to work with. The Board concurred they were very pleased with him.

7. **Financial Report:** The Board reviewed any significant deviations from budget, the largest being insurance. The property used to be grouped with Woodbridge, but now that is separated, the property was re-evaluated to be require 22 million coverage, up from the prior 17 million, making the cost \$15,000 more than budgeted. However, the low snow year meant the shortfall was covered by lower than anticipated plowing and snowmelt. The Board approved a 2.9% increase in the budget to keep on track with rising costs.

A discussion followed about capital funding for future maintenance, which the Board admitted was lacking. Major maintenance assessments were halted for one year after the 2011 \$6 million wall project, with only some boiler and water heater replacements and minor roof repairs chipping away at the principal. In 2015 the Board voted to increase major maintenance assessments by 15% for each of the next 3 years, but a year was inadvertently missed; as a result the 15% increase will be assessed for the coming year. The capital account currently stands at about \$250,000, and each unit will contribute roughly \$3000 this year. A few owners commented they thought the assessments were too low and said they would rather contribute more each year than be hit by a major one-time special assessment in the future. Mike Mitchell agreed it was a prudent idea, but because owners have already been alerted for the next year re the amount of assessment, any such increase would have to wait a year to be implemented.

8. **Election of Directors:**

As there was only one nominee to the Board, Doug Mercatoris of Unit A1 was elected to the Board for a 2 year term. He will replace Chris Madigan.

9. **Old Business:** Mike Mitchell reviewed the preliminary results of the Association survey sent out over the summer. He reported a very high response from every unit not currently being sold. While the Board has not digested everything, he offered a summary:

- **Roofs:** The majority (60%) chose asphalt roofs over metal, with a preference for charcoal hues.
- **Windows/Doors:** The majority agreed a wholesale replacement would be a good idea sometime in the distant future, but only 13% thought it should happen within 5 years. Most people thought the functionality was OK. Steve Frischmann added the sunny side showed more warping, but only 10% were really bad, and some looked brand new. Although some need paint, he didn't recall any that were fully blown. A homeowner suggested maybe the better plan was to address the sunny side windows on a different schedule. Mike noted that due to the nature of the older construction, the windows don't knit into the building skins very well, and thus the buildings experience drafts in the frames as well as the walls, but as the insulation replacement quote was astronomical, the Board decided it could not hope to address the issue at that level.

- **Façade:** Owners are 50-50 whether to upgrade the look of the property to something contemporary, or stay with classical. On the whole, there was little support for any changes in the near term, offering that the inside of the units mattered more than the outside. So far the siding has not reached a point of failure so can be delayed. Healthy sales are reassuring that the look of the property is not a detriment to the values, one homeowner noted. Mike Mitchell offered an updated paint color scheme might add freshness at low cost.
- **Lighting:** Owners considered lighting upgrades a valuable addition in the short term, to replace the dated fixtures to a more fashionable and energy efficient LED model on stairways and decks.
- **Pool:** Homeowners overwhelming agreed to keep and maintain the pool (76%) rather than fill it on. They were happy to keep it the same size, and delay rebuilding it until point of failure. Homeowner Dave Wolff made a motion to close the pool all winter, and just keep a hot tub open, under the impression the pool got very little use all winter. Kirk Samsel, who lives adjacent to the pool, assured the room that the pool was very heavily used all winter. He did note the pool is closed in the off seasons, eg, from Labor Day to the start of ski season, which reduces expenditures. The motion received no second.
- **Landscaping:** Most people did not think extravagant shielding of the Seasons Four complex was a good value. The Board said they are committed to adding greenery where possible to counter the starkness of concrete, including the installation of aspen tree clumps with irrigation above the upper buildings. As an experiment this summer, shade tolerant plants in planters have been placed in stairwells in a few of the lower buildings, in response to Realtor feedback that the lower buildings are a hard sell because their entries feel like mine shafts. If the results warrant, planters will be added to stairwells in all buildings.
- **Special Assessments:** One-third of owners preferred to pay for large projects ahead of time, 45% wanted the HOA to take out a loan, and one-third thought they could finance outright in one chunk. The Board noted HOA loans can be hard to get good terms on. On the whole, the Board felt the majority of homeowners prefer an incremental approach to funding large projects.
- **Tennis Court, playground, meeting room upgrades:** There was little support for installing a playground or tennis court, and the majority were against the proposed plans for remodeling the meeting rooms, primarily because of the cost of the proposals.

10. **New Business:**

- **Soundproofing:** The Board is asking anyone who remodels to soundproof their floors, if there are people living below. Hardwood pads and sufficient carpet padding help dampen foot falls. Discussion ensued on other soundproofing ideas, including quiet flush toilets, and soundproofing drywall and soundboard between units.

- Date of next meeting: Homeowners asked if there were a possibility to change to a meeting time that wasn't in the middle of a beautiful fall day. The Board said they were not married to the time, but as they don't know the weather when the date is set, and they must leave enough time for distant homeowners to make the meeting and return home, the time was perhaps best left as is.
- Driveway speed: Homeowner Daniel Teitelbaum reported people driving upwards of 30mph despite posted 10mph speed limits and feared for children playing. The Board agreed to remind homeowners to watch speed in newsletter, and work with rental companies to ensure renters abide by the speed limit, and especially work with contractors to ensure their workers obey the posted limit. One homeowner asked that speed bumps or dips not be used.

11. **Adjournment:** The meeting was adjourned at 3:20 by Mike Mitchell.

Minutes by Rebecca Driscoll