

Snowmass Mountain Condominiums Board Meeting Agenda and Notes

Wednesday June 2, 2021, at 4pm Mountain time

Roll Call: Tom Sherman, Kirk Samsel, Dick Wallace, Dave Wolf
MMM: Steve Frischmann, Stan Stokes

Call in via Zoom, no on-site meeting

1. Approval of notes from meeting held June 5, 2021: Approved
2. Update on Financials -Sherman: Operating expenses are on budget, except the Landscaping budget looks over, Director Wallace is going to review the flower budget to make some cuts, additionally he asked that the Board consider the \$1,000 fence in the front be reclassified to a Capital Expense. Directors Sherman and Samsel are concerned that all spending must be aggressively reviewed due to the over expected cost of painting and upcoming roof project. Capital reserve account will cover the cost of painting, however, due to the higher than budgeted cost of painting and the expected 20% increase in next summer's roof replacement, the Capital account will show a shortfall close to \$150,000 when these projects are finished. With no other immediate capital projects, the HOA is expected to borrow the funds to cover the cost of the roof replacement, expected payoff of the loan is less than one year.
3. Painting Update – Steve: Painters in process and are currently on schedule. Some small detail issues were brought up for the painters to deal with, overspray and splatter in the breezeways, paint downspouts all the way to the ground in the trim color, paint power and telephone boxes in the body color. Additionally, MMM will remove the bottom ski rack and adjust the top one in hallways where it is too low to effectively hold skis.
4. The roofs are scheduled to be replaced next year, the Board asked MMM to get some sample asphalt roofing shingles in several colors. Once the shingle is picked, we can get accurate bids on installation.

5. High Top Tables and Chairs – Dave: Christy Sports is closed till June 5th. Dave will get prices then and asked MMM to send an email to owners to gauge how many will be interested in purchasing the High-top table and chairs.
6. Update on installation of new window in Complex – D3 new window was delivered in the wrong size. The correct window is now available, and they want to install ASAP. Board voted 2-2, Wallace and Wolf in favor and Sherman and Samsel against letting them install immediately. (Merc voted after the meeting to allow the install.
7. Lighting in the garages – To increase the lighting in the Garages, MMM has removed one filter from the lights in each corner in the garages and believe it meets the desired result. We will leave it as is until there is owner feedback.
8. A unit owner has complained that the path to the picnic table behind building G has become slippery since the complex added pea gravel. The Board decided to remove the bottom 6-8 feet of gravel to stop it from collecting on the top of the rock. We will review after a few months of use.
9. To keep stairways cleaner, MMM will sweep and mop them monthly while weather permits.
10. F4 asked for permission to install a dryer vent, however, they did not follow the approved route. This created an issue in F2 and exposed a potential structural issue in how the F2 bathroom vent had been installed. Before F4 can close the opening MMM is going to get a structural engineer to review the situation.
11. Annual Unit Owners meeting will be on site this year, Aug 28th at 1 pm. One Board seat is up for Doug Mercatoris. Notice must be sent to unit owners by June 19th of the opportunity for them to run.
12. Director Wallace brought up how cluttered the storage area hallways are. MMM reported that there was a large amount of firewood being stored and it has created an issue on where to store some items. MMM will figure out new storage to clear the hallways.

13. With the State and County relaxing mask rules, the Board decided to keep our reservation system for the gym, spa and firepit in place until further notice. The Sauna was brought up by Director Samsel, prior to being closed it was very difficult to bring it to temperature in any reasonable amount of time. MMM will investigate finding a new controller unit that will improve performance.
14. Several unit owners have requested permission to put window tinting on their units. The Board has requested MMM to come up with several samples so the Board can determine a standard tint color for the complex.
15. Director Wallace asked permission to potentially plant some mugho pines (a slow, low growing evergreen) above the "Vill Garden" at his own expense if the HOA installs irrigation. The Board approved.

Next Board meeting: Wednesday July 6th at 4pm Mountain time via Zoom.