

# Owners Packet

for the

# 2021

Snowmass Mountain Condominiums

Annual Owners Meeting

August 1, 2021

Dear Snowmass Mountain Condominium Owners,

The upcoming Annual Homeowners meeting is scheduled for Saturday August 28<sup>th</sup>, 2021, at 1:00pm. If you are not able to attend in person, it is important that you complete the general proxy for General Matters, as described below.

## **2021 General Proxy Instructions**

To facilitate the conduct of the 2021 Annual Meeting of the Members, the Board of Directors of the Association requests that you return the enclosed General Proxy, designating Association President Tom Sherman, or a proxy of your choice, to vote on your behalf concerning all matters that may come before the Annual Meeting of the Members to be held on August 28<sup>th</sup>, 2021. Without the return of your General Proxy, there may be insufficient representation of the membership to obtain a quorum. Greater than 50% of the membership must appear in person or by proxy to satisfy the quorum requirements for the meeting.

### **Background information**

Your Snowmass Mountain Board of Directors are distributing three reports to provide background information on Board and Property Manager activities, and budget information to provide a financial picture of the state of the HOA. We would also like to give you, the Owners, an opportunity to send in any questions you may have to the Board of Directors prior to the meeting so that they may address them. Please send any questions you have by e-mail ([mighty4@mightymousemanagement.com](mailto:mighty4@mightymousemanagement.com)) or regular mail to Snowmass Mountain Condominium Assoc., PO Box 5124, Snowmass Village, Co, 81615, or to a Board member.

### **Board of Director Positions**

Election materials have already been sent out by mail to Owners to allow them to vote for the position that needs to be filled this year. If you have not received your ballot in the post by 8/3/2021 please contact Mighty Mouse immediately. The ballot this year is "mail only", no votes will be accepted at the annual meeting, and so it is very important that all Owners return their ballots by mail as soon as possible.

As a Board representing you, the Owners, we always welcome your comments, suggestions and questions to help make Snowmass Mountain Condominiums the best possible place to live and visit!

Sincerely,

Your Snowmass Mountain Condominium Association Board of Directors

SNOWMASS MOUNTAIN CONDOMINIUM  
ASSOCIATION

NOTICE OF ANNUAL HOMEOWNERS MEETING

Notice IS GIVEN THAT THE annual Meeting of Snowmass Mountain Condominium Association, to be held on Saturday, August 28<sup>th</sup>, 2021 beginning at 1:00 PM.

Stan Stokes  
Managing Agent  
August 1, 2021  
Enclosures

SNOWMASS MOUNTAIN CONDOMINIUM ASSOCIATION

**2021 GENERAL PROXY TO VOTE ON MATTERS  
THAT COME BEFORE THE ANNUAL MEETING**

The undersigned condominium owner/member of the SNOWMASS MOUNTAIN CONDOMINIUM ASSOCIATION hereby appoints Tom Sherman, President of the Board of Directors, or

\_\_\_\_\_ [If you choose to appoint someone other than Tom Sherman, please strike out his name above, initial the strikeout, and insert the name of your proxy in the space provided] as my proxy to vote and act as proxy for the undersigned at the Annual Meeting, including all adjournments thereof, of SNOWMASS MOUNTAIN CONDOMINIUM ASSOCIATION, to be held on August 28<sup>th</sup> 2021 beginning at 1:00 PM MST, according to the percentage of ownership on which the undersigned would be entitled to vote if personally present at such meeting, hereby ratifying and confirming all that said proxy shall lawfully do by virtue hereby, and revoking all former proxies given to vote upon such ownership, including the following matters:

- Ratification of all acts of the Board of Directors and Officers;
- Budget and Assessment of members to meet the expenses of the Association for the coming year;
- Such other matters and business as may properly come before said meeting other than the election of directors.

This general proxy conveys authority to vote on any matter that may be brought for a vote before the membership of the Association.

The undersigned acknowledges receipt of the Notice of the Annual Meeting of the Members of the Snowmass Mountain Condominium Association.

IN WITNESS THEREOF, I (WE) executed this proxy on \_\_\_\_\_, 2021

Owner/Member: \_\_\_\_\_  
(Please print)

\_\_\_\_\_  
Signature

Unit Number \_\_\_\_\_

Please mail back to:  
Snowmass Mountain Condominium Assoc.  
PO Box 5124  
Snowmass Village, Co, 81615

or e-mail to: [mighty4@mightymousemanagement.com](mailto:mighty4@mightymousemanagement.com).

## **2020 Annual Owners Meeting Minutes**

The 2020 Annual meeting was cancelled due to the Covid 19 pandemic, consequently there are no minutes.

**Snowmass Mountain Condominium Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
**October 2019 through September 2020**

	Oct '19 - Sep 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Operating Income</b>			
400 · Regular Assessments (59)	408,041.49	412,148.00	(4,106.51)
401 · Utility Assessment	59,830.51	63,570.16	(3,739.65)
460 · Regular Assessment Fin Chg	130.28	1,000.00	(869.72)
461 · Interest Earned	4,986.50	30.00	4,956.50
462 · Fines & Penalties	2,336.60	0.00	2,336.60
<b>Key Cards</b>			
465 · Key Card Replacement Income	310.00		
<b>Total Key Cards</b>	310.00		
<b>Unit A7</b>			
470 · Assoc Unit Rent	21,600.00	21,600.00	0.00
<b>Total Unit A7</b>	21,600.00	21,600.00	0.00
<b>Total Operating Income</b>	497,235.38	498,348.16	(1,112.78)
<b>Total Income</b>	497,235.38	498,348.16	(1,112.78)
<b>Gross Profit</b>	497,235.38	498,348.16	(1,112.78)
<b>Expense</b>			
<b>Administrative Expense</b>			
507 · Managing Agent Fees	69,569.76	70,037.28	(467.52)
501 · Bank Charges	40.00	900.00	(860.00)
502 · Insurance / Property Taxes	41,686.06	52,219.72	(10,533.66)
505 · Office Supplies & Expense	983.33	996.00	(12.67)
510 · Miscellaneous	(80.00)	1,200.00	(1,280.00)
540 · Website Maint.	666.00	600.00	66.00
<b>Total Administrative Expense</b>	112,865.15	125,953.00	(13,087.85)
<b>Labor</b>			
520 · Maint. Labor Common Area	25,284.32	30,000.00	(4,715.68)
521 · Pool/Spa Labor	12,556.25	22,250.00	(9,693.75)
523 · Snow Removal	6,075.00	5,000.00	1,075.00
522 · Landscaping Labor	12,030.50	13,000.00	(969.50)
524 · Property Insp & Repairs Maint	12,297.50	15,000.00	(2,702.50)
530 · Hskp/Amenity Labor	5,217.00	11,040.00	(5,823.00)
531 · Patrol/Security	5,687.50	5,000.00	687.50
<b>Total Labor</b>	79,148.07	101,290.00	(22,141.93)

1:17 PM

10/21/20

Accrual Basis

**Snowmass Mountain Condominium Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
**October 2019 through September 2020**

	Oct '19 - Sep 20	Budget	\$ Over Budget
<b>Supplies &amp; Contract Services</b>			
554 · Chimney Sweep	1,676.00	1,600.00	76.00
545 · Pest Control	1,820.00	1,650.00	170.00
546 · Snowmelt Maintenance	0.00	1,000.00	(1,000.00)
547 · Fire Safety/Monitoring	14,242.30	8,500.00	5,742.30
548 · Sewer Line Maintenance	146.00		
549 · Contract Services	156.84	1,500.00	(1,343.16)
550 · Boiler Service & Inspection	8,737.62	8,400.00	337.62
553 · Window Clean	3,750.00	2,500.00	1,250.00
565 · Maintenance Supply	7,730.38	3,425.00	4,305.38
566 · Pool Supply	1,755.44	2,100.00	(344.56)
567 · Contract Pool Labor/Services	0.00	3,000.00	(3,000.00)
568 · Landscaping Supply & Irrigation	5,039.99	6,500.00	(1,460.01)
569 · Gutter Repair&Roof Maintenance	1,779.11		
570 · Housekeeping Supply	269.72	1,000.00	(730.28)
<b>Total Supplies &amp; Contract Services</b>	47,103.40	41,175.00	5,928.40
<b>Other Budgeted Expenses</b>			
575 · Electric - Owner	39,314.47	43,186.50	(3,872.03)
576 · Natural Gas - Owner	17,100.75	20,383.65	(3,282.90)
<b>Total Other Budgeted Expenses</b>	56,415.22	63,570.15	(7,154.93)
<b>Utilities Expense</b>			
581 · Firewood	3,960.00	5,500.00	(1,540.00)
582 · Natural Gas - Snowmelt	21,144.17	18,877.00	2,267.17
584 · Water and Sanitation	45,978.36	45,400.00	578.36
585 · Electric - Association	9,263.96	16,008.00	(6,744.04)
586 · Natural Gas - Association	6,545.31	7,755.00	(1,209.69)
587 · Trash Service	8,382.56	9,064.00	(681.44)
588 · Internet / Cable Services	46,641.20	47,856.00	(1,214.80)
589 · Telephone	3,125.19	3,300.00	(174.81)
<b>Total Utilities Expense</b>	145,040.75	153,760.00	(8,719.25)
<b>Professional Fees</b>			
595 · Tax / Review / Audit	4,700.00	4,500.00	200.00
596 · Director's Meeting	2,600.18	6,000.00	(3,399.82)
597 · Legal - General	0.00	2,100.00	(2,100.00)
<b>Total Professional Fees</b>	7,300.18	12,600.00	(5,299.82)
<b>Total Expense</b>	447,872.77	498,348.15	(50,475.38)
<b>Net Ordinary Income</b>	49,362.61	0.01	49,362.60

**Snowmass Mountain Condominium Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
**October 2019 through September 2020**

	Oct '19 - Sep 20	Budget	\$ Over Budget
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Major Maintenance Income</b>			
800 · Major Maint Assessment	151,562.47	202,010.16	(50,447.69)
820 · Maintenance Account Interest	108.01	100.00	8.01
<b>Total Major Maintenance Income</b>	151,670.48	202,110.16	(50,439.68)
<b>Total Other Income</b>	151,670.48	202,110.16	(50,439.68)
<b>Other Expense</b>			
<b>Major Maintenance</b>			
905 · Plumbing Leaks	4,239.49		
900 · Major Maint Projects	16,358.02		
920 · Hot Water Heater Replacement	0.00	0.00	0.00
924 · Irrigation/Landscaping	13,247.06	10,000.00	3,247.06
933 · Window & Door Repair/Maint	1,589.58	3,000.00	(1,410.42)
<b>Total Major Maintenance</b>	35,434.15	13,000.00	22,434.15
<b>Total Other Expense</b>	35,434.15	13,000.00	22,434.15
<b>Net Other Income</b>	116,236.33	189,110.16	(72,873.83)
<b>Net Income</b>	<b>165,598.94</b>	<b>189,110.17</b>	<b>(23,511.23)</b>



## Snowmass Mountain Condominium Association, Inc.

07/22/21

## Balance Sheet

Accrual Basis

As of June 30, 2021

	<u>Jun 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
100 · Alpine Operating Ck - 00396	5,498.23
101 · Alpine Operating MM - 01521	197,913.91
<b>Total Operating Accounts</b>	203,412.14
<b>Major Maintenance Accounts</b>	
114 · Chase Bank	202,330.68
113 · 1st Bk Capital Reserve CD-03340	258,440.45
110 · Alpine Capital Reserve Ck-30823	4,018.75
111 · Alpine Capital Reserve MM-03079	147,074.32
<b>Total Major Maintenance Accounts</b>	611,864.20
<b>Total Checking/Savings</b>	815,276.34
<b>Accounts Receivable</b>	
145 · Accounts Receivable - Owner	(7,516.78)
<b>Total Accounts Receivable</b>	(7,516.78)
<b>Other Current Assets</b>	
<b>Common Element Asset</b>	
166 · Prepaid Insurance	21,551.05
167 · Prepaid Deposit	300.00
<b>Total Common Element Asset</b>	21,851.05
<b>Total Other Current Assets</b>	21,851.05
<b>Total Current Assets</b>	829,610.61
<b>TOTAL ASSETS</b>	<b>829,610.61</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 · Accounts Payable - Trade	(72,003.16)
<b>Total Accounts Payable</b>	(72,003.16)
<b>Other Current Liabilities</b>	
<b>Liabilities</b>	
230 · Accrued Expenses	4,539.00
255 · Pet Deposit	2,400.00
<b>Total Liabilities</b>	6,939.00
<b>Total Other Current Liabilities</b>	6,939.00
<b>Total Current Liabilities</b>	(65,064.16)
<b>Total Liabilities</b>	(65,064.16)
<b>Equity</b>	
<b>Equity</b>	
3000 · Opening Bal Equity	200,000.00
<b>Total Equity</b>	200,000.00
300 · Retained Earnings	710,825.10
Net Income	(16,150.33)
<b>Total Equity</b>	894,674.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>829,610.61</b>

## Snowmass Mountain Condominium Association, Inc.

## Profit &amp; Loss Budget vs. Actual

October 2020 through June 2021

	Oct '20 - Jun 21	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Operating Income</b>			
400 · Regular Assessments (59)	308,965.80	309,111.00	(145.20)
401 · Utility Assessment	36,957.77	47,677.62	(10,719.85)
460 · Regular Assessment Fin Chg	591.78	150.03	441.75
461 · Interest Earned	1,690.32	2,250.00	(559.68)
462 · Fines & Penalties	2,037.50	1,000.00	1,037.50
463 · Misc Income	111.00	200.00	(89.00)
<b>Key Cards</b>			
465 · Key Card Replacement Income	50.00		
<b>Total Key Cards</b>	50.00		
<b>Unit A7</b>			
470 · Assoc Unit Rent	16,200.00	16,200.00	0.00
<b>Total Unit A7</b>	16,200.00	16,200.00	0.00
<b>Total Operating Income</b>	366,604.17	376,588.65	(9,984.48)
<b>Total Income</b>	366,604.17	376,588.65	(9,984.48)
<b>Gross Profit</b>	366,604.17	376,588.65	(9,984.48)
<b>Expense</b>			
<b>Administrative Expense</b>			
507 · Managing Agent Fees	53,578.53	53,578.53	0.00
501 · Bank Charges	0.00	200.00	(200.00)
502 · Insurance / Property Taxes	35,236.32	41,649.03	(6,412.71)
505 · Office Supplies & Expense	526.54	747.00	(220.46)
510 · Miscellaneous	3.00	900.00	(897.00)
540 · Website Maint.	0.00	0.00	0.00
<b>Total Administrative Expense</b>	89,344.39	97,074.56	(7,730.17)
<b>Labor</b>			
520 · Maint. Labor Common Area	18,431.35	21,917.34	(3,485.99)
521 · Pool/Spa Labor	6,248.75	15,875.00	(9,626.25)
523 · Snow Removal	3,048.75	6,000.00	(2,951.25)
522 · Landscaping Labor	6,678.59	5,200.00	1,478.59
524 · Property Insp & Repairs Maint	4,152.50	10,667.34	(6,514.84)
530 · Hskp/Amenity Labor	6,179.00	8,280.00	(2,101.00)
531 · Patrol/Security	4,272.29	3,600.00	672.29
<b>Total Labor</b>	49,011.23	71,539.68	(22,528.45)

## Snowmass Mountain Condominium Association, Inc.

## Profit &amp; Loss Budget vs. Actual

October 2020 through June 2021

07/22/21

Accrual Basis

	Oct '20 - Jun 21	Budget	\$ Over Budget
<b>Supplies &amp; Contract Services</b>			
573 · Building Settlement Survey	0.00	1,220.00	(1,220.00)
551 · Dryer Vent Cleaning	0.00	0.00	0.00
545 · Pest Control	1,566.00	1,260.00	306.00
546 · Snowmelt Maintenance	0.00	1,000.00	(1,000.00)
547 · Fire Safety/Monitoring	9,000.76	5,909.04	3,091.72
549 · Contract Services	1,213.00	749.97	463.03
550 · Boiler Service & Inspection	3,644.23	6,675.03	(3,030.80)
553 · Window Clean	1,250.00	2,500.00	(1,250.00)
565 · Maintenance Supply	1,856.09	3,750.03	(1,893.94)
566 · Pool Supply	787.76	1,575.00	(787.24)
567 · Contract Pool Labor/Services	0.00	749.97	(749.97)
568 · Landscaping Supply & Irrigation	7,204.33	7,750.00	(545.67)
569 · Gutter Repair&Roof Maintenance	896.00		
570 · Housekeeping Supply	38.50	720.00	(681.50)
571 · Snow Removal Services	90.00		
<b>Total Supplies &amp; Contract Services</b>	<b>27,546.67</b>	<b>33,859.04</b>	<b>(6,312.37)</b>
<b>Other Budgeted Expenses</b>			
575 · Electric - Owner	29,633.32	34,870.50	(5,237.18)
576 · Natural Gas - Owner	16,833.09	17,209.50	(376.41)
<b>Total Other Budgeted Expenses</b>	<b>46,466.41</b>	<b>52,080.00</b>	<b>(5,613.59)</b>
<b>Utilities Expense</b>			
581 · Firewood	3,100.00	5,500.00	(2,400.00)
582 · Natural Gas - Snowmelt	21,142.57	20,000.00	1,142.57
584 · Water and Sanitation	36,088.75	35,752.50	336.25
585 · Electric - Association	7,426.40	13,083.00	(5,656.60)
586 · Natural Gas - Association	5,421.04	6,630.00	(1,208.96)
587 · Trash Service	5,608.83	6,798.00	(1,189.17)
588 · Internet / Cable Services	36,527.08	37,686.60	(1,159.52)
589 · Telephone	0.00	0.00	0.00
<b>Total Utilities Expense</b>	<b>115,314.67</b>	<b>125,450.10</b>	<b>(10,135.43)</b>
<b>Professional Fees</b>			
595 · Tax / Review / Audit	4,300.00	4,700.00	(400.00)
596 · Director's Meeting	0.00	2,666.66	(2,666.66)
597 · Legal - General	2,515.10	749.97	1,765.13
<b>Total Professional Fees</b>	<b>6,815.10</b>	<b>8,116.63</b>	<b>(1,301.53)</b>
<b>Total Expense</b>	<b>334,498.47</b>	<b>388,120.01</b>	<b>(53,621.54)</b>
<b>Net Ordinary Income</b>	<b>32,105.70</b>	<b>(11,531.36)</b>	<b>43,637.06</b>

**Snowmass Mountain Condominium Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
 October 2020 through June 2021

	Oct '20 - Jun 21	Budget	\$ Over Budget
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Major Maintenance Income</b>			
800 · Major Maint Assessment	174,151.44	174,233.76	(82.32)
820 · Maintenance Account Interest	20.14	100.00	(79.86)
<b>Total Major Maintenance Income</b>	174,171.58	174,333.76	(162.18)
<b>Total Other Income</b>	174,171.58	174,333.76	(162.18)
<b>Other Expense</b>			
<b>Major Maintenance</b>			
935 · Plumbing Leaks	3,943.48	4,000.00	(56.52)
910 · Pool & Spa Cover	795.98		
900 · Major Maint Projects	15,444.85		
920 · Hot Water Heater Replacement	0.00	0.00	0.00
922 · Complex Painting	192,772.06	200,000.00	(7,227.94)
924 · Irrigation/Landscaping	1,912.00	2,000.00	(88.00)
933 · Window & Door Repair/Maint	7,559.24	3,000.00	4,559.24
<b>Total Major Maintenance</b>	222,427.61	209,000.00	13,427.61
<b>Total Other Expense</b>	222,427.61	209,000.00	13,427.61
<b>Net Other Income</b>	(48,256.03)	(34,666.24)	(13,589.79)
<b>Net Income</b>	<b>(16,150.33)</b>	<b>(46,197.60)</b>	<b>30,047.27</b>

## TREASURERS REPORT 2021

The narrative of this section will focus on the following items

1. 2020-21 budget performance to date
2. 2020-21 Major Maintenance Expenditures
3. 2021-22 Proposed Fiscal Year Budget

### **2020-21 Budget performance to date**

In general, the operating budget for the current year is in balance and we project finishing the year under budget. Both our labor and contract services are tracking to be under budget for the year. One reason we are under is due to Covid shutdowns on the pool and amenity building. There are a few notable differences from the projected operating budget (October through June):

Total Administrative expense is under budget \$7,730

Total Labor Under Budget \$22,528.45

Total supplies and Contract services under budget \$6,312.37

Utility expenses under budget \$10,135.43

We are pleased with the expenses being under budget. The overall expenses through the end of June are under budget \$53,621.54

### **2020-21 Major Maintenance Expenditures**

Major Maintenance is over budget by \$13,427 through the end of June 2021.

We will be slightly over budget by the end of the year due to additional painting, plumbing leaks and window replacements. We do have money in the major maintenance account to cover these expenses.

### **Reserve Study**

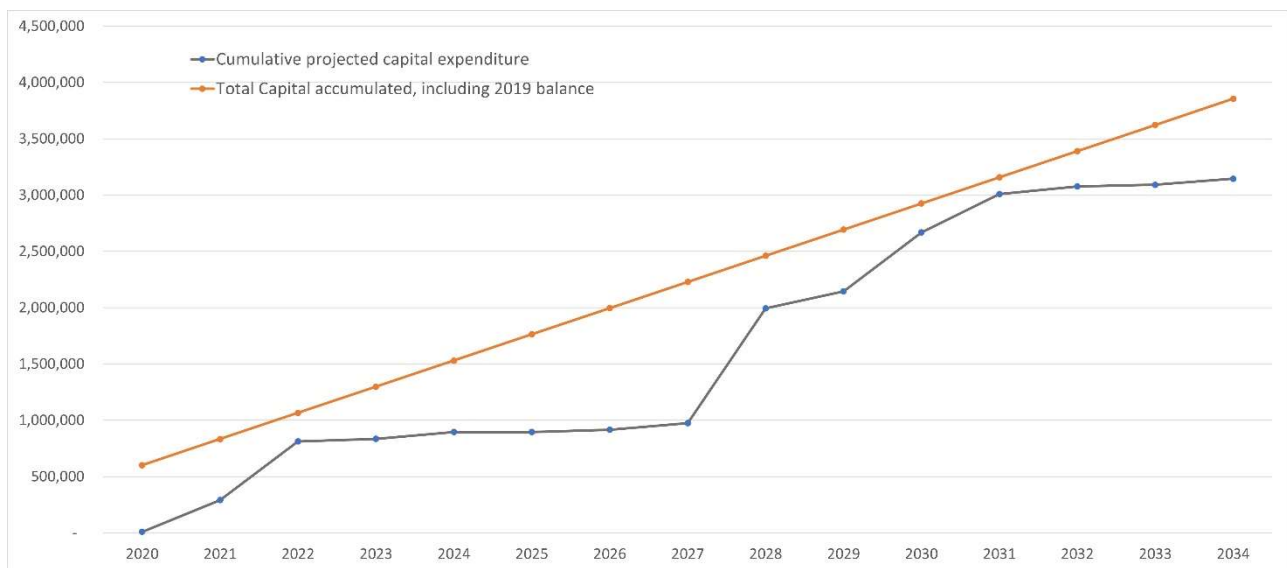
The SMC Reserve Study was initiated in 2012 and included an assessment by an external agency (Aspen Reserve Specialties, ARS) of the current condition, expected continued service and projected replacement costs of the major structural and mechanical elements of the complex. This study was updated by ARS in 2015. Since this time, the Board has expanded the reserve study to include other elements of the property, and reviews and updates the Reserve Study annually to determine the adequacy of the capital reserve fund of the HOA. Following a Strategic Review of Capital Investment in 2018-19, the reserve study was further updated.

It will be for a future Board to make the final decision on major maintenance assessment increases beyond this year, but based on the recommendations of this Board, the capital income vs expenditure is projected to be essentially “in balance” for the next 10-15 years with no further increases in major maintenance assessment in future years. This is illustrated in the graph below, which tracks projected capital

assessment income against anticipated capital expenditure from 2020 to 2035. Overall, the planned accrual of capital through regular capital assessments is broadly in line with the projected expenditures.

Obviously, these are just projections and there are a number of assumptions in the capital expenditure plan. Nevertheless, while unexpected demand for capital could still occur, the Board considers this analysis to be a fair projection of income vs expenditure over the next 15 years.

### Projected Cumulative Capital Expenditure vs Cumulative Capital Investment Income 2021-2035



**President's Report for Snowmass Mountain Condominiums**  
**Annual Homeowners Meeting, August 28<sup>th</sup> 2021**

**Introduction**

The purpose of this report is to update the Owners to the last years activities within the property and future Board objectives. The Board held monthly telephone/Zoom meetings throughout 2020-21. No in-person meetings were held for 10 months due to the pandemic and the safety for all involved; we finally met in person in July. The coronavirus outbreak and the resulting restrictions imposed by both the State and Pitkin County were certainly an impediment to all of us, but the Board continued to make progress for the benefit of the owners and the complex.

**Capital Improvements**

Having completed the Strategic Plan for Capital Investment in 2019, the Board has been focused on painting the complex, which is now practically completed.

Selecting a color palette that can be agreed upon by a majority was a challenge, which is why we painted the sides of two buildings to see the colors come to life (not just a swatch) and how they look under different lighting conditions. We cannot appease everyone's tastes, but we believe the colors chosen have enhanced the look of our wonderful complex. The Board hopes you all like it and agree it is a huge improvement.

Landscaping continues to be enhanced with plantings, and improved lighting in the garages and around our entry sign. You may see other small projects from time to time, all for improved safety or aesthetics.

For those of you attending the Annual Homeowners meeting, we hope to have a range of samples of roofing colors to share with you as we determine what will look the best with the new color scheme.

**Budget**

We continue to be within budget versus our forecast. This is particularly important given the capital improvements that began this year. Delaying the roof replacement by a year was of concern due to inflation and increased material costs; however, the most recent bid was far below our projection, so we are able to make improvements and remain under budget, perhaps even have a surplus. With the project nearly a year away, we will continue to monitor this and keep you informed.

## **Board Change**

Dave Wolf and Dick Wallace joined the Board last September. As per the recent newsletter, Doug Mercatoris' term is ending, although he is running again. We encourage anyone interested in serving on the Board to submit their name to fill the vacancy.

## **Noise**

As many have experienced first-hand, noise is an ongoing concern, especially among short term renters. The Board took steps to minimize the issue by reconfiguring the penalty fee schedule with the hope/intention that this will curtail much of the problem. We also worked with Snowmass Vacations, who handles many of the units, to tighten the language and documents that they provide to renters to abide by our rules. Lastly, we issued a document to all owners on who to call/notify during business hours or after hours, depending on the violation.

## **Conclusion**

This has certainly been a challenging year for all of us. This forced us to close the pool/spa/sauna/gym for several months until we were allowed to offer some of those perks through a successful registration process. I'm happy to report that the registration process has worked very well and has since been eliminated. I say that with caution as the nation is now seeing a new wave of spikes. We will continue to monitor the situation and use the Pitkin County guidelines as our barometer.

I look forward to seeing many of you at the August meeting.

Warm regards,  
Tom Sherman  
President



## Managers' Report 2021

Except for the complex painting, most of the bigger projects this year were not all that noticeable. All of the higher dollar items like boilers (except for the pool boiler) and water heaters seem to be in good working condition. Below is a summary for the year.

1. Complex painting - John Pulman and the Smuggler Finishes team have been a pleasure to work with and they came in on budget and on time. Just about all the comments regarding the painting were positive in nature.
2. Employed a new Security Company. Replaced the bad fire alarm panel in the J building.
3. Replaced old original Zinsco electric panels. These panels were a potential fire hazard. Though the panel and installations were paid for by the owners, we were able to get a good price from the electricians because we did 10 replacements.
4. There were several drainpipe leaks from units. C2, D1, D2, G4, L6 were among some of them. The leaks were from various sources, but one common problem was water leaking out of the old black ABS drain piping that had cracked with age. These pipes were replaced.
5. A rusted fitting on a 70psi water feed pipe broke off in the storage area of the A building late at night. I heard water running and found the spraying water. The water was shut off and the pipe was soldered.
6. The HOA provided smoke detectors were replaced with the identical detectors except that they now have a 10-year battery life, so yearly battery changes are no longer needed.
7. A few owners have been assisting on the gardens. In particular Dick and Guion Wallace have spent a fair amount of their own money buying plants and paying to have them planted or planting them themselves. They have also spent a lot of time doing the maintenance on them. This can be seen at the complex entry and at the Vill Garden north of the A building.
8. Pool boiler replacement – The pool boiler finally gave out and was replaced. It was replaced with a smaller BTU model, and it is more efficient.
9. Mighty Mouse designed and built a power washer station for cleaning bicycles. It is located near the trash door and is operated with a timer same as the spa. It is available for use 9AM to 8PM.
10. The hot tub developed an air leak in the circulation pump suction side which caused the chlorine feeder to fill with air and not chlorinate the water properly. American leak detection was called in and they pinpointed the leak to bad seals in an inline valve. This problem was fixed with spare valve parts.
11. Mighty Mouse did some fire mitigation on the east and south side of the A building. 7 trees were removed that were too close to the building.