

SMC Board Meeting
December 4, 2019 4-5 pm MDT
AGENDA and NOTES

Roll Call: Mike Mitchell, Kirk Samsel, Doug Mercatoris, Kristin Ericson
MMM: Stan Stokes, Steve Frischmann
Unable to attend: Tom Sherman

AGENDA

1. Approval of notes from previous meeting, held Nov. 6, 2019. *Approved*
2. Kirk's proposal on deck furniture in front of gym. *Postponed till January Meeting*
3. Kirk's updated proposal on color scheme for external rendering of units. *Postponed till January Meeting*
4. Parking Lines as approved Oct 6—status of painting? *Complete*
5. Status of Building A access electrical issue after replacing card reader? *New card reader installed today – too early to say whether this has fixed the problem, but it worked on installation. Until we are sure that the entry reader and lock are working normally and consistently (the previous problem was very intermittent), the timer on card reader will be set up to be locked during the day (when Steve is on site and on call), but open in the evenings, so that no one can be trapped outside when Steve is off work and not available.*
6. Update on window tinting for A4 and A5? *A4 has been informed of the Board preferred shade for tinting the fourth window as a “best match” to the existing three.*
7. Implications of window tinting at various places in the complex and our plans for window replacement. *The Board agreed that installing tinted glass throughout the complex is an option that should be considered at the time of window and door replacement, but this will be for a future Board to consider when the time comes (projected to be around 2028).*
8. Floor-leveling mitigation instructions - Board to approve final draft. *Approved. Steve to add to the remodeling section of the Rules and Regs*
9. Any further issues with Building H water heater after repaired under warranty? *No problems – working fine.*
10. Update on Steve's research regarding consistent look of car-charging

electrical outlets for carports. *Steve is gathering information and photographs of the various manufacturer installations. All are fundamentally the same plug and socket system (220v), but cosmetically they are different. Board to review in more detail at January Face to Face meeting.*

11. Owner Storage space below Building A – status of solution for stairs to access storage? *Stan has designed and installed a solution, with a moveable ladder that hooks into sockets in front of each storage unit to provide a safe and stable way for Owners to access the individual storage areas.*
12. Rubber flooring for gym – discussion of quote and Board approval. *Board reviewed the quote but opted not to move forward at this time in light of the cost (\$3,875), which they considered too high. While a padded floor would be a definite improvement, the Board decided to stay with the existing carpet for now, until such time as the carpet wears out or some other reason to change the flooring arises.*
13. J4 Bathroom remodel – update. *Kirk had spoken to the Owner, who provided some additional background and justification for the approach taken. After due consideration of the additional information, the Board decided to issue the fine as previously agreed by the Board*
14. Abbreviated Rules and regs need revision – no dogs anywhere on site. *Steve will review the abbreviated rules and regs and send out a revised version. The goal is to have these approved and placed in the Units before the start of the Holiday period.*
15. For Board awareness – conveyancing obligations in Amended Declarations (see Section 9.1). *The Board members were made aware of the rules regarding conveyancing of limited common elements, and more generally, the importance of needing to check with the Declarations on this and similar matters when making decisions.*
16. Brief review of major topics for Face to Face meeting in January
 - a. Finance update
 - b. Shed between B and C
 - c. Consideration of solar panel installation at time of roof replacement
 - d. Building color scheme update
 - e. Building A upper floor remodel (*Steve is generating a Statement of Work (SOW) and will attempt to get three quotes ahead of the January meeting*)
 - f. Expanded use of pots for Aspens, etc.

- g. Other capital expenditure for 2019
 - h. Other Action List items
 - i. Anything else we need to have on the agenda? *Items 2 and 3 from this agenda will be added, as will a review of charging stations for electric cars. Board will also review the effectiveness of the recent occupancy rules and their effectiveness, any complaints, etc.*
17. Any other business? *Merc will distribute the draft report from Brian Smith on the 2018-19 financial review. Board members are to review and provide any comments back to Merc and Stan by 11th Dec.*

Next Meeting Date: Saturday 25th January, 1-5pm, Building A, followed by owner Meet and Greet.