

## **Snowmass Mountain Condominiums Construction Update Weeks 16-17 August 1-14, 2011**

Highlights of the past two weeks of construction include a major shift from the excavation and shoring work to preparation for the building of the MSE wall. Before building the wall can begin in earnest, several other tasks must be completed, and they have been the focus the past two weeks. These include the installation of the remaining storm drains and utility lines (water and electric) and construction of the MSE window wells for the lower units in the lower buildings. Painting of the buildings has continued, and now the new palette can be seen altogether on a few of the buildings.

The picture below shows the ditch that will host the storm drain to be installed at the entrance to our complex. The ditch had to be dug out of the black bedrock you can see on the sides of the hole. When completed the storm drain will carry rainwater and snowmelt from the ditch you may have seen at the edge of the bike path between the Woodbridge Condos complex and our entrance. The drain will run under our driveway and into the Carroll Ditch that runs alongside and below the bike path between our lower buildings and the Seasons Four complex.



The following picture shows the large concrete receptacle that is part of the storm drain structure. It will be buried under the driveway entrance as well. The existing drain was no longer functioning; and following heavy rains or periods of snowmelt, flooding across our driveway entrance and down into the Woodbridge Condo parking lot has been a problem for years. It turns out that the old drain had been crushed long ago, so this replacement drain will be a boon both for us and for our neighboring complex.



Ever wonder what a storm drain looks like before it's buried? The next two shots show a storm drain, a portion of which has been installed already. The connector line to the lower outlet is already installed and buried under the ground between Buildings I and J. Its upper outlet location will be under the middle of the driveway. When it's finished, the portion showing in the pictures (and the rest of it as well) will be completely buried by the earthen fill and our new snow-melted, concrete driveway. You'll never know the drain is there once the project is completed.



The next picture shows a couple of things: first, the yellow tubing signifies the new gas lines that have been run into all of the lower buildings for future installation of gas appliances or fireplaces at individual owner's option. It made sense to the Board to take the opportunity to do it now before the MSE wall and all the earth was back in place to provide the option of gas for owners in the future. Second, note the new MSE window wells in this lower building; the window wells are built of the Allen block that will also be the material of the main retaining wall.



Jason Doty, the on-site construction engineering supervisor, was kind enough to offer to go down into one of the window wells to take some close up pictures, so that owners could see the face of the Allen block, rather than the reverse sides that are visible in the picture above. The outside of the window wells will be covered with earth as the surface is rebuilt back to the level that existed prior to the construction project....hard to imagine now that all the soil is gone. You can also see the finish blocks at the top that give the window wells a nice finish. The wells will be filled partially with crushed stone so they won't appear quite so deep when completed as they do in the following close-ups. And you can definitely see the distinctive inward (to the earth) slope that is characteristic of MSE walls (**M**echanically **S**tabilized **E**arthen walls).





The final two pictures show the new color palette on the upper buildings and the almost completed stairways with new concrete treads, new iron balusters, and new Brazilian wood landing. Still to be installed is the handrail on the wood side railing.



In other news, the full Board met daily from August 7<sup>th</sup> through the 10<sup>th</sup>, both formally and informally, and took several walking tours of the site. On Tuesday the Board met with principals of the Neenan Company to assess progress to date and to look forward at steps toward completion of the project. The project is on schedule despite the extension of a very long winter into the spring calendar and despite the extraordinary rainfall that marked the first two months of the project. Neenan expressed great relief that the riskiest phase of the project – that is, the excavation and shoring – has been successfully concluded. The daily monitoring of the buildings for movement and weekly monitoring for interior damage have revealed no movement and only minor damage to just one building – the conference room in Building A shows two small cracks in an interior wall. This is great news and a relief to all of us as well. November 21 remains the expected date of completion for the entire project.

Treasurer Lori McCool, who conducted a forensic audit on our behalf at Neenan Co headquarters, reports that the project is right on budget. The second installment has been met fully by all but 5 owners, and action has been taken to seek payment from those in arrears. The third installment will be billed in early September, due at the end of the month, and it will remain at the same level as the first two installments. The Board felt it was prudent to keep the third installment at the same level as the first two to make sure the HOA can meet its financial obligations for the project. In the event that funds are collected for but not needed by the project, the Board will consider a lower quarterly assessment to reflect the excess or reallocate the excess funds to major maintenance, if it seems desirable to do so.

On one of its walk-about the Board inspected all individually assigned common area storage spaces as well as other vacant or potentially open areas, with a view toward identifying sites for repartitioned or new storage areas. The Board set itself a goal of assuring that every individually-owned unit has access to an assigned common area storage space external to the unit. In preparation for the development of storage areas, a letter was sent recently to owners about the need to remove personal items that are not properly stowed in individually assigned lockable storage units. The Board also looked at possible lighting fixtures for the complex and individual buildings, stone finishes for the edges of the upper buildings, a design for the entrance to the office and amenity area of Building A, the ongoing repairs to the carport floors and support poles, and after close inspection of work to date, we began a list of items on a punch list to be addressed by the contractor.

The Board also began discussion of a redraft and reorganization of the HOA rules and regulations. Terms and conditions of lease arrangements, parking area rules, pet ownership, furnishing of decks and balconies, and occupancy density are among the areas being reconsidered. Finally, we tried to settle on a firm date for the annual owners meeting in December – with December 11<sup>th</sup> or 18<sup>th</sup> as contenders, but in the end decided that we needed to wait just a little longer to be clearer on which date would be best for the majority of owners and for the wall repair project as well. As always, your comments are welcome. Greer Fox, Director [greerfox@charter.net](mailto:greerfox@charter.net)



