

Snowmass Mountain Condominiums
Board Meeting Agenda
Wednesday, April 3rd, 2024, at 4:00 pm Mountain Time
In person at SMC Conference Room and via Zoom

Topic: SMC Board Meeting
Time: April 3rd, 2024, 4:00PM
Place: SMC Rec Room

Attendance: Doug Mercatoris-President
Dave Wolff-Board Member
Joe Reinstein-Board Member
Jamie Tannenbaum-Board Member
Aaron Barnard - Board Member
Coley Campbell-MMM Property Manager
Stan Tokes- MMM owner
Owner - Mike Patak D1
Owner- Chelsea Overton F1 in person
Owner-Dick Wallace D4

Agenda: Meeting called to order

1. Unit owner comment period. (Please limit questions to 5 minutes.)
 - a. Michael – July he was singled out and was “extorted” and paid \$5000 that was fined against him to be applied to his assessments. He had done construction unit without board approval and did work during the time that needs a 2nd board approval. Board says it was an agreement that he paid \$5000 instead of the full fine. This will not come to resolution. This will be an agenda item in a future meeting. It will be decided if in executive meeting or regular with council involved.
 - b. Dick – is wondering if someone talked with Comcast about internet speed. An email was sent to them, and the board decided not to go with a new contract at this time that is a lot more money. It will be put on a future agenda to make a decision.
 - c. Landscaping ideas. Weepy Juniper. On the ground it stays flat, but it will move down a wall if planted on the top. It is green year-round. It would make the cement look nicer.
Chelse is wondering if owners can have vegetable garden on the patio. It is a short growing season.
 - d. ?? – HOA fees have gone up so much because of fire insurance. That makes it hard for people to afford. Doesn’t want to see people putting their place on the market because they can’t afford the fire insurance. Would like to see spending slow down a bit to help out the owners.

2. ***Financial report-*** Merc

- a. Latest financials ending 2/29. Year to date labor bill was higher than budget so asking Mighty Mouse to keep an eye on that. Everything else looks good and is under budget.
First Bank Capital Reserve account 267920.71. Was over the FDIC insurance program so it was lowered to \$250,000 and deposited the rest into Alpine Bank Capital reserve Money Market account. May look at moving to another CD with higher interest when we see where funds are in the next couple meetings. Suggested to look at a 1 yr. CD as rates may be going down. The higher rates are only on the 6-month CD. We also don't want penalties for pulling it out early if it is needed. So, we will keep looking at the options.
3. Approval of March Meeting minutes. – Minutes approved by all board members
4. **Manager's Report Coley-**
 - a. Roofs got shoveled where could reach – that seemed to speed up some of the melting.
 - b. Fix electrical wiring in storage area building A, waiting on electrician – will be here in the next 2 weeks to fix the wiring.
 - c. Planter bases order – Coley ordered one of the planter bases to check the size. There will be one set up to see how it looks and if everyone likes it before ordering all of them.
 - d. Window cleaning AI's – Usually done mid-June.
 - e. Deck painting – Back sides have too much snow still to start painting.
 - f. Gutter repair – small gutter repair.
 - g. There is some calcification from mag or leaching but there is not much you can do about it. You have to be careful that you don't ruin stone.
5. Old Business
 - a. Really believes he was extorted, and the board owes him an apology. This will not be discussed now.
6. **New Business-**
 - a. There are certain small patches on the side of the building where paint is peeling, and it looks like the wood is not in very good shape. The same place was repainted last year. We need to look and see if we need to get something fixed.
 - b. Chelsea says the window frame needs to be looked at. Make sure everyone knows to shut windows when they are cleaning, or they will not be cleaned.
7. **Motion to adjourn**-all present in favor. – Next meeting 5/1/24 at 4:00.