

SNOWMASS MOUNTAIN CONDO ASSOCIATION  
Saturday, August 24, 2019 1:30 p.m.  
55 Upper Woodbridge Road Conference Room  
Snowmass Village, CO 81615

**Minutes from the Annual Owners Meeting 2019**

**Present:**

Board:

- President Mike Mitchell
- Vice President Kirk Samsel
- Secretary Greer Fox
- Treasurer Doug Mercatoris
- Director Kristin Ericson

Homeowners Present: 14

- Uwe D. Staerz, H4
- Kathy (Mike, Board) Mitchell, J6
- Jamie Tannenbaum, C1
- Kelly Hansen, A3
- Elly & Dave Wolff, K5
- Joanna Klebes, L2
- Jack & Pam Myerson, L6
- David Krause, D1
- Hans and Amity Schneider, B2
- Susan Jaros, A2
- Matt Williams, F2
- Krista Eddy, H1

**Call to Order:** Board President Mike Mitchell called meeting to order at 1:35 p.m.

**Roll Call and Proxies:** 11 owners present, 5 Board members, 9 proxies. Short 5 votes to comprise a quorum. President Mitchell declared the meeting would proceed as usual.

**Proof of Notice of Meeting:** The meeting had been properly mailed to all homeowners.

**Approve Minutes:** The minutes of the September 22, 2018 annual meeting were moved, seconded and approved unanimously.

**President Report:**

Mike Mitchell introduced himself, Board and staff. He lauded Greer Fox for ten years of service to the Association. She championed for landscaping, handled communications, newsletter and did a huge amount of work. Greer is retiring from the Board and we wish her well.

The survey on the strategic plan had been sent out and the feedback had been compiled with everyone's comments into a report and incorporated into a reserve study that will cover the next five to ten years. This study will cover capital improvements and help avoid future special assessments. That will be discussed in further detail later in the meeting.

Mike said the Board has been very pleased with the management provided by Steve and Mighty Mouse.

### **Manager's Report - Steve Frischmann**

- Last fall water heaters were replaced in the H/I building.
- Ongoing Issues with orgies in the spa so motion sensing and spot lights have been installed. No issues last winter.
- The batteries in the smoke detectors have been replaced.
- Steve designed and built a spa cover storage bench.
- More exercise equipment in the gym—cable weight machine, rowing machine and an elliptical donated by Hans and Amity and Steve.
- The pool boilers wouldn't turn on. Ajax Pool found corroded part and replaced so the boiler is now working.
- Per the Board's request, planters have been installed in the lower sections of the buildings and 3 large pots with aspen trees.
- There have been issues with the spa circulating pump. A lot of plumbing and a valve were replaced and everything is dry and working.
- The entry sign background has been sprayed black.
- New LED lighting has been installed for garages and the plastic covers removed.

A question was asked as to how long boilers last? Steve and Stan estimated 25 years with regular maintenance, keeping the PH correct and flushing out hard water

One owner commented that recycling was confusing and perhaps the signage was not sufficient. Pitkin County mixes the recycled material so it's not as complicated as other places if people would just read the signs.

### **Financial Report:**

Treasurer Doug Mercatoris stated it was a pleasure working with Stan and his Mighty Mouse bookkeeper. Doug's CPA works also works with Snowmass Mountain and has reviewed the accounting procedures free of charge. Although past work was fine some changes have been made from his recommendations. Checks now required two signatures, Stan's and Doug's to insure the expenditures come out of the proper accounts, capital or operating. This is in accordance with IRS rules.

The Board has limited the increase in operating budget for this year and with the 2.5 % increase in operating assessment and 15% increase in the capital reserve, there should be no need of future special assessments. (**Post-meeting note: the operating budget increase for 2019-20 is in fact 2.0%, not 2.5%**)

A new CD of \$250,000 was opened for the reserve account.

The operating year to date to June was included in the packet sent out to all the owners however July is looking good.

There are no delinquent accounts over 90 days therefore no liens had to be filed. Mighty Mouse has been vigilant about informing Mike on delinquency so the Board can contact those owners.

### **Old Business:**

#### **Strategic Plan for Capital Investment**

Mike reminded those present that the Board had summarized the results of the survey taken last year regarding capital improvements and distributed the report to all owners. The summary is a road map for scheduling various capital investments. With two more planned 15% increases in the capital reserve contributions, the Board is confident that the monies generated will be a reasonable match for the amount needed for future improvements. The Board feels that it is a good road map at this point in time, but how future Boards will utilize the information is an unknown.

### **New Business:**

#### **Parking:**

As usual parking is a difficult, ongoing problem. There just aren't enough spaces available. The Board and Management are working hard to keep on it and explore various options. A long discussion ensued regarding long term and short term renter parking abuses. Management is working with owners who may not be utilizing their spaces to accommodate the parking shortage. Steve tries to keep track of this on a daily basis in the winter. The five short term spaces will be monitored to make sure they are only used for short term visiting. If residents or guests with second cars or more need additional parking, they will have to find it off-site. The parking rules and regulations will be rewritten and posted in each unit.

If someone is parked in your spot, please try to handle it amicably. Contact Steve if he is available but as he is not always on site, a polite note asking that person to move or if necessary, find an alternate spot until the issue can be resolved.

Short term renters seemed to be a large part of the problem and it was asked if anything is done through the management companies. Local management companies try their best but with other out of town companies, it is more difficult. The Association has the right to fine owners \$100 a day if the situation is truly unmanageable. The owner then could then hash it out with their management company.

Some discussion was initiated about purchasing parking in the Village but the Board did not think it was appropriate for them to advise Owners to pursue that avenue.

#### **Owner Composition:**

Twenty years ago 60% of units were for short term usage, 30% owner and 10% year round. Things have changed. Now it's 50% full time residents and long term renters. About 1/3 are short term and the rest is owner use only. These changes cause different Impacts than years past. There seems to be less partying although some owners disagreed. After discussion, it was advised if partying or noise levels were out of control to contact the police. Abbreviated Rules

and regulations are posted in each unit so ignorance was no excuse. Anyone smoking, including weed, would be subject to a \$100.00 fine.

#### Security:

A question was asked about the line item marked security. Steve said that was for fire alarm and phone line for it. There are no security people employed.

#### Comments from Owners:

The main concerns of some owners were noise, parking and units being occupied by too many people. The Board has struggled with the occupancy question and has come up with a formula for rentals that should not impact an owners' ability to rent. For long term rentals if the unit is one bedroom, the occupancy is 2, a two bedroom is 4, and a three bedroom is 6. The limit short on short term rentals would be 4 in a one bedroom, 6 in a two bedroom and 8 in a three bedroom. These numbers would include children. The Board cannot promise this will instantly fix all the problems but we'll see how it goes. The rules and regulations will have to be rewritten and rental companies will be informed. An owner asked if an additional security camera could be installed. That issue could be brought to the Board for discussion in the future. Another owner asked if Steve received reports from management companies on check ins. He does receive daily reports from local companies and if there is a problem, those companies are responsive. Last question was asked about time limit on complaints and fining. All instances must be verifiable either by police report or other evidence during the disturbance. The Board cannot go back in time and fine for past offenses.

One owner asked if the Board can reassign parking spaces. Mike said the Declaration states parking spaces are common elements and the Board has authority reassign but has no plans to do so at this time.

Cell phone reception was discussed. The Board had considered looking into an antenna but did not want to take that on. People should look to the Town of Snowmass for answers.

The temporary bike storage is in bad shape and Steve is looking into a proper storage area. He will get prices and report to the Board. Maybe the present area could be used for extra firewood storage.

Questions on roof, patio and building colors were discussed. Kirk is working with a company in Aspen on color schemes and when the time comes to reskin the buildings or re-roof, the owners will be apprised of color palettes.

Steve has found an area to add four more storage units; no one was losing storage just revamping space.

#### **Election of Board:**

Mike called for a fifteen minute recess while the mailed-in votes for Board members were opened and tallied by management in the presence of an Owner volunteer (Krista Eddy). The meeting was reconvened and it was confirmed that sufficient votes had been cast to meet the "50% of Owners" requirement for a valid election, and that Kirk Samsel and Tom Sherman had been elected for a three-year term.

#### **Close of Meeting**

There being no further business, the meeting was adjourned at 3:30 p.m.

