



Snowmass Mountain Condominiums Home Owners Association

Board of Directors Newsletter

February 29, 2016

Dear SMC Owners:

The Board of Directors held its semi-annual Board meeting on January 30th. **Patrick Carney** of First Choice Properties was introduced as our new on-site **Property Manager**, replacing Aaron Walker who served as Assistant Property Manager during the 3-month transition in management from Snowmass Hospitality to First Choice Properties. Patrick is available via email at **patrick@fcprentals.com** and at **970-456-3349**.

On the Board's agenda was review of the final stages of the flues/firebox project, which began in January 2015 when a faulty flue in one unit was brought to the Board's attention. Subsequent investigation found serious problems in more than half the units in the complex, a situation that threatened the safety of owners, guests, and property. This project, which necessitated a special assessment of all owners, is now complete. The project came in just under the projected budget amount, including the contingency, and the final payment, which will be a fraction under the projected \$2,500, will be billed to owners with the March quarterly statement. A major portion of the contingency was required to address code issues with the chases, specifically the almost complete lack of insulation between the walls of individual units and the chases, and the lack of a fire barrier inside the chases to prevent a fire in one unit entering the chase and spreading to all other units. The latter required dry-walling the inside of all chases on all four sides, and this has now been done as part of the completed project.

Capital projects to be undertaken this year include concerted attention to plantings in the driveway and pool areas to enhance the visual appeal of our complex, new decks throughout the complex, renovation of the pool mechanical shed, replacement of the roof on the JKL carport roof, and hot water heaters in upper buildings. Costs for these projects will come from major maintenance.

The Board continues to move forward on the search for a property management company to run the complex starting Oct 2016. Bids were received through January, including one from our existing Management Company FCP, and the Board is reviewing and winnowing the list of responses for on-site interviews during the spring.

Snowmass Mountain Condominiums Board of Directors

Mike Mitchell, President: mbmmitch@gmail.com Kirk Samsel, Vice President: jsamsel@hotmail.com Chris Madigan, Treasurer: chris.madigan@yahoo.com

Greer Fox, Secretary: greerfox@charter.net

Carl Vill, Director: villcarljoan@aol.com

Other items of note: **Package delivery** to individual condo units has been problematic in the past. When you order items to be delivered from any carrier, be sure to include your building and unit number in the address; eg, 55 Upper Woodbridge Road, SMC Z-12.

Smoke Alarms: The HOA is responsible for ensuring that all 1 and 2-bedroom units have one functioning smoke alarm and 3-bedroom units have 2 functioning alarms. Smoke alarms were tested in all units and repaired or replaced as needed this fall. Owners who have added additional alarms in their units are responsible for maintenance on those alarms. Note also that **carbon monoxide monitors** are required by Colorado law in rental units; owners who rent their units need to be sure to comply. This is not the responsibility of the HOA.

New Owners: A warm welcome is extended to several new owners to the complex. New owners may wish to add their names and contact information to the online owners directory, which is completely voluntary and accessible only to Owners. Contact Lisa Burns (lisa@fcprentals.com) at FCP to give her your authority to add your name and contact details to the list. The owners web-site is available at <http://www.snowmassmountaincondos.com>, under "Owners", where a variety of useful information can be found.

Insurance: The HOA is insured through Neil-Garing Insurance of Glenwood Springs. Unit owners are responsible for securing insurance for their individual properties. Each year Neil-Garing shares its recommendations for optimal insurance coverage for individual unit owners; their letter is posted to the owner's webpage under "Insurance." Additionally, the Association Declarations contain the minimal requirements for both the HOA and the individual unit owner, and these are also on the owners' webpage. Owners who rent their units are strongly encouraged to review their insurance coverage regularly.

Contact Information for FCP Principals: Please make note of the following names, duties, and contact information for members of the FCP management team.

Patrick Carney On Site Supervisor
HOA/Owner questions or problems
970-456-3349 patrick@fcprentals.com

TJ Guccini HOA Supervisor
970-945-5488 tj@fcprentals.com

Jared Jager Owner Services Manager
Managed unit questions or problems
970-923-4488 jared@fcprentals.com

James Ford Director Rentals FCP Snowmass
Rentals Snowmass
970-923-4488 james@fcprentals.com

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Greer Fox, Secretary: greerfox@charter.net

Carl Vill, Director: villcarljoan@aol.com

Kim Smeins Associate Controller
HOA Billing Questions
970-945-5488 ksmeins@fcprentals.com

Email addresses: Please be sure that FCP has an updated email address for you; contact Lisa Burns (lisa@fcprentals.com) if you have questions or if your email address changes.

Board and HOA Summer Meeting Dates: On-site meetings for the Board are scheduled for June 4 and August 26, 2016. The annual HOA meeting is scheduled for **August 27, 2016**. Board meetings are open to owners, and all Owners are encouraged to attend the annual HOA meeting.

As always, the Board of Directors welcomes your input, your comments, and your feedback. Contact information for each of the Directors is listed below.

On behalf of the Board,

Greer L. Fox, Secretary

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