



Board of Directors Newsletter, September 17, 2020

Dear SMC Owners:

This newsletter is to inform you of some of the Board's discussions from their meeting on August 28th and the results of the election for new Board members.

New Board Members

The mail in ballots were opened and counted on Saturday August 29th by Mighty Mouse Management in the presence of Greer Fox as an independent Owner. The results were that Dick Wallace and Dave Wolff were elected to the Board. The Board thanks all nominees for their interest in standing for Board membership in this election and welcomes Dick and Dave to the Board.

The new Board of Directors held a meeting on Sept. 2nd for the purpose of electing the officers for the upcoming year. Tom Sherman was elected President, Kirk Samsel will remain as Vice President, Doug Mercatoris will remain as Treasurer, Dave Wolff was elected Secretary, and Dick Wallace as a board member.

On behalf of the Board, I would like to take this opportunity to thank Michael Mitchell for his six years of dedicated work as President, helping our Board and the Association become more organized and efficient based on his leadership and forward thinking. His involvement has been nothing short of fantastic. We all owe Mike a big thank you!

August Board Meeting

This meeting would normally have been one of our three on-site meetings of the year, but instead, the Board met by zoom call. The highlights of the discussion are as follows:

Finances: The accounts for 2019-20 continue to show that the Association expects to finish the current year under budget. The Board approved the final draft budget that was circulated to Owners late last month as the Final Approved budget for 2020-21.

Snowmass Mountain Condominiums

P.O. Box 5124 55 Upper Woodbridge Road Snowmass Village, CO 81615

Tom Sherman, President: tsherm1210@gmail.com; Kirk Samsel, Vice President: jsamsel@hotmail.com;

Merc Mercatoris, Treasurer: dmerc6416@gmail.com ; Dave Wolff, Secretary:

wolfffamily1@comcast.net, Dick Wallace Director: rwallace@fifieldpartners.com

Steve Frischmann, Property Manager: mighty4@mightymousemanagement.com

Building A Upper Floor Remodeling: The Board has been evaluating options to improve the upper floor of Building A and make the entranceway more attractive and more welcoming to Owners and guests. The Board received a range of bids to the final scope of work proposed, and based on the final costs of around \$42,000, the Board reluctantly decided not to pursue the remodeling this year. This is in part because of two major expenses planned in the next two years, namely painting of the exterior of the complex in 2021 and replacement of the roofs in 2022. The current Board does believe that the remodeling would bring a much needed improvement to the upper floor of Building A, and so the plan is to postpone the work for two years and reassess the project cost and available capital reserve finances once the property painting and roof replacement projects are complete and have been paid for.

Gym, Spa and Sauna: The Board reviewed the latest guidance and requirements from Pitkin County regarding the COVID-19 precautions and decided that these facilities would remain closed until further notice. The situation will be reviewed periodically by the Board and a further announcement will be made prior to the start of the winter ski season, if not before.

Door Locks: There has been a trend in recent years for people to move from a traditional lock and key entryway to a digital (mechanical or electronic) lock on their doors, with a wide variety of types being used by those who have installed them. In the interests of uniformity of appearance and safety, the Board is requiring that anyone installing a digital door lock adhere to the following standards:

- Both mechanical or electronic keypads are acceptable
- The new door locks must be able to accept an SC-1 type key. The lock must also be re-keyed to accept our Master key. This is required so that both the Property Manager and the Fire Departments can gain access with a master key in case of emergency.
- The door-knob itself should be a round knob, not a handle or a latch (the type operated by grasping the handle and pressing the latch down with your thumb). This is to restrict the opportunity for bear access to an unlocked unit – there have been several instances of bears walking around the property, opening car doors and even entering a unit, and a round door-knob is much harder for bears to open than the alternatives.
- The finish should be brushed nickel or brushed stainless steel

Those Owners who already have installed digital door locks are “grandfathered in” and not required to replace their door locks, but anyone installing a digital door lock in future will be required to follow the above guidelines. These requirements will be added to our Rules and Regulations.

Entryway Landscaping: This project was recently approved by the Board and has now been completed. A larger area to the right of the driveway has been turned over to plantings, and the sign at the entrance to the complex is now more visible, making the entrance to the property a lot more attractive. Guion and Dick Wallace volunteered to take charge of this project and work with the landscaping company. Many thanks for their design and work on this project.

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New Shed: The new shed between Buildings C and D is now in place and in use. It is already seeing a lot of use for bike storage at present and in winter will be used as an additional store for firewood.

Power Washer for Bikes: This is in the final stages of installation and will be located to the right of the dumpster storage, where the disabled parking place is, next to Building G. This is being provided so that people can clean their mountain bikes – it is not intended and nor should it be used for cleaning cars or motorcycles.

SMC Board of Directors

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