



## Board of Directors Newsletter June 25, 2019

### Dear SMC Owners:

The calendar says summer but in these first few days of summer, residents and visitors alike in Snowmass Village have been greeted with fresh snow on Fanny Hill along with more serious winter weather advisories. Even so, the hillsides are filled with wildflowers in abundance and the grass and trees at the complex are a lush, fresh green. Warmer temperatures are surely coming yet this year.

At its annual on-site June meeting, in addition to regular agenda items your Board spent considerable time on two separate topics – a review of the **Reserve Analysis** and parking issues. Mike Mitchell reviewed briefly the background for these annual Reserve Study updates as a Board agenda item: to **alert** Board, Owners, and Management of status of items vital to the structural integrity of the complex, to **anticipate** needs, avoid emergencies, and plan for the future in an orderly fashion (proactive rather than reactive); and to **build up reserves** systematically so as to minimize reliance on special assessments insofar as possible. An updated version of the Reserve Analysis will be posted to the Owners website in due course and sent to Owners in July as part of the Annual Owners Meeting package. Owners are encouraged to review it.

**Parking:** As Owners may be aware, we have had a number of problems with parking during this last winter season. These have including long term renters with two cars essentially commandeering a guest spot in addition to their own and switching their two cars between spaces every couple of days to avoid our current restrictions on long term parking in guest spots, and short-term renters of the larger units arriving with 2 cars and taking up guest spots for the duration of their visit. After more than an hour's discussion of the limited on-site parking and limited options for handling parking issues at our June meeting – a continuation of a discussion initiated at the on-site meeting in January, in subsequent teleconferences, and addressed in the March Newsletter, including responses from several Owners -- the Board agreed to underline with Owners the following set of principles, which will be incorporated into the Rules and Regulations:

Snowmass Mountain Condominiums

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Merc Mercatoris, Treasurer: [dmerc6416@gmail.com](mailto:dmerc6416@gmail.com)

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1) Parking spaces are Limited Common Elements, assigned to a unit by the Board at will. Although some owners may believe that they have a legal right to their current assignment, having been assured of it by a realtor, in fact, they do not.

2) One and only one parking space is assigned to a Unit with the exception of units in the B-G Buildings, who **may** have space for two **small** vehicles. Oversize vehicles may not impede two-way traffic in the driveway area. Examples of oversize vehicles are large SUVs and trucks that protrude beyond the size-indicator markings painted onto the driveway surface for the upper buildings.

3) Parking for short-term visitors (eg, dinner guests) and service vehicles is important to all owners. Visitor spots will be reserved only for these purposes. The Board decided that no resident – i.e. owner or renter (short-term or long-term) -- may park in a visitor spot, and a visitor would be allowed to park in a guest spot for a maximum of 24 hours.

*Parking is a community problem and needs a community solution.* Rather than adopting a “free for all” approach, which the Board and several Owners considered impractical, or a “surcharge for second car” approach, which would mean reassigning the two car spaces of the upper buildings, the Board decided in the first instance to see if we can do more to encourage owners to inform Steve when their assigned parking spot is available to accommodate other owners. This might allow Owners, Owners’ guests, and long-term renters to park a second car on the property rather than be forced to find parking elsewhere. However, it must be emphasized that no Owner can be assured of an extra parking space beyond their current parking assignment, and if they have more than one car, they may be obliged to find parking away from the property. To this end, we would be grateful if Owners could inform Steve when their parking spot will be unused during the high seasons (summer and winter). We are particularly interested in anyone whose space will be vacant for a week or more at a time. This “commitment” from absent Owners is not binding – if you change your plans and need your space back it will of course be made available - but we are aware that some Owners are not using their condo for weeks at a time, and not renting it or loaning it to guests either, and knowing that we can make use of their additional parking space during this period would be very helpful.

Other items from the Board meeting –

*Capital expenditures for 2019-20:* Replacement of hot water heaters in Building H/I has been completed, and the Board approved proceeding with Landscaping plans for additional planters in stairwells in the lower and upper buildings and in the wall “bumpout” just below the driveway.

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*New lighting:* Steve has completed the installation of new lighting fixtures in almost all the building stairwells, and the remainder should be done by the end of June. The fixtures underwent a trial period of several months in the H Building to make sure they would meet our needs. Comments from owners continue to be very favorable about the new directional lighting and the absence of moths and other night creatures drawn to the former lights. Over the summer, deck and patio lights will be replaced throughout the complex. And new lighting for the carports is still being tested in the B Building carport. All the carport lighting will also be replaced once the desirable level of light is determined.

*Replacement fabric for patio/deck chairs:* For those that need refurbishing, new fabric inserts are available for the HOA-owned patio/deck chairs. Owners may contact Steve about replacing the fabric should they feel that theirs is in need.

*Renter behavior continues to be an issue:* In early April the Board received a complaint about renters in one of the upper buildings running naked through the stairwell, smoking, loud parties, and the like. Two years ago, a similar spate of outrageous renter behavior was experienced at our complex, and the Board urged Owners to consider carefully the types of groups their management companies were renting to. We asked Owners voluntarily to refuse to rent to large groups of typically young “value renters.” Owners are responsible for the behavior of their renters and guests, and fines are issued to the unit owner. Owners who rent short-term are asked to confer with their management agents to avoid rentals to young groups likely to get up to such asinine antics.

*Owner email/phone directory:* Owners who wish to do so may submit contact information for an owner directory that can be used for owner-to-owner communications. This is completely voluntary; indeed, including your information without your express permission is a violation of Colorado’s CIOAA statutes. An information form will be emailed by Steve to all Owners; those who give permission to do so will be included in an Owner Directory.

*Annual HOA Meeting:* The annual HOA meeting is scheduled August 24, 2019 at 1:30 pm. As in the past several years, an “owner’s packet” of materials including reports of the Board President and Treasurer, and the Property Manager will be mailed to Owners. The terms of two Board members, Greer Fox and Kirk Samsel, expire at the end of the summer. Kirk will run again; Greer will not. Owners are encouraged to nominate themselves or others for a Board position. Contact Steve for a nomination form.

*Mail-only Ballot:* Ballots will be mailed to Owners prior to the HOA meeting and must be returned via mail prior to the meeting. Information about voting by mail ballot will be included in the Owner’s Packet as well as with the mailed ballot itself.

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*Meet-and-Greet:* A small but enthusiastic group of owners met with the Board after the June Board meeting to enjoy the wine/beer and selection of cheeses arranged by our manager Steve Frischmann. These gatherings are a great way to meet fellow owners and all are encouraged to join in. As in past years, a similar convivial gathering will be held immediately following the annual Owners meeting in August.

As always, the Board welcomes the comments and concerns of Owners. Board members are volunteers, elected by the membership, and we take to heart our responsibility to forward the well-being of all owners and of the complex as a whole.

Most sincerely,

The SMC Board of Directors

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