

Snowmass Mountain Condominiums Home Owners Association

Board of Directors Newsletter

January 8, 2014

Dear Owners:

The ski season is in full swing in the Snowmass-Aspen area, with record-setting snowfalls and high occupancy in Snowmass Village. Our complex is filled with visiting skiers and snowboarders, and the amenity area (spa, exercise room, and new sauna and showers) is full every afternoon and into the evening. The complex looks lovely with snow on the spruce trees in the driveway and lights decorating the entrance. For the past several weeks, Snowmass Hospitality staff members have been stretched to respond to renter-guests and also give attention to on-going maintenance needs of our property.

The main purpose of this newsletter is to give notice that the Board will hold its semi-annual on-site meeting on January 17th in the Conference Room (Building A), starting at 9 am MST. All Board meetings are open to owners, and owners are welcome to attend all or part of the meeting.

The primary agenda item is the pool renovation project. Consideration of how to proceed has been a focus of Board discussions for the better part of the past two years. Owner Michael Mitchell (J-6) was asked to spearhead the effort on behalf of the complex. Over the past fifteen months, Mike has consulted and deliberated with potential contractors, engineers, and vendors, collecting and organizing data for the Board to review at every step. Through this lengthy and careful process, the Board has gradually narrowed in on the scope of the project, looking at what is feasible, practical, cost-effective, and safe. We are currently waiting for completion of the final structural design before requesting a final costing for the overall project. Nevertheless, we plan to have a detailed review of the project to date, the remaining open items, and the likely projected cost based on estimates received to date.

Ongoing issues at Snowmass Mountain include: parking, pet rules, smoking, and firewood. Briefly, parking: each unit is entitled to ONE designated parking spot with an 18 foot limit on the size of vehicle that can be parked at the complex. Pet rules: one pet per unit owner is allowed; the pet must be registered with fees paid, pet must not exceed maximum weight limits (40 pounds), be on leash at all times while in the complex, and pet waste must be removed from the grounds. Unfortunately, the three pet waste stations continue to be ignored by a few pet owners, and dog poop mars the snow around the upper buildings and along the bike path. Owners who rent their units are urged to inform their managing agents and their renters that renters are not allowed to have pets. Emotional support animals (ESAs) are by law allowed on site and these pets must be registered with the HOA; indeed, two unit owners have registered ESAs and have paid the requisite registration fees. Smoking: Snowmass Mountain is a non-smoking complex, period.

Smoking is NOT ALLOWED on the property – not on decks or patios, not in the amenity building, not in the driveway, not in the stairwells. Non-smoking clauses are included in contracts the HOA has with contractors working on the property. Owners who rent their units are urged to inform their renters about the smoking regulations. Firewood: The HOA underwrites the cost of this amenity, but costs have soared over the past few years. Already this winter, one full load of wood has been depleted, and we are almost half-way through the second delivery. Some owners never use their fireplaces, some make only occasional use of the firewood supply, and some owners (or their renters) use firewood on a daily basis. Further, theft of firewood has been observed. The Board deliberated at the August 23, 2013 meeting whether to continue this amenity, and if so, how to manage the problem of inequitable use and outright theft. The decision at that meeting was to order only two loads of firewood for the winter season and to install a gate on the wood shed, opening the shed for limited hours during the week. The cost of continuing this amenity for owners and renters will be monitored closely over the coming seasons.

The Board has met twice during the fall via conference call. Minutes of these meetings are posted on the owners website as soon as they are approved by the Board. Most of the business of these two calls focused on the pool renovation. One other major item was the decision to move forward with the renovation of the A-7 unit, a two-bedroom, one-bath unit that is fully owned by the HOA and designated as affordable housing to meet Town of Snowmass Village regulations for employee housing mitigation. This unit has been occupied continuously for the past several years by Snowmass Hospitality employees and has not been upgraded or maintained properly during this time; it has sat vacant since June 2013 and was deemed uninhabitable by Board members who walked through it over the summer. After discussion, a majority of the Board voted to renovate the unit so that it could generate rental income, ideally with a long-term rental contract to a local resident of Snowmass Village. The unit is currently being renovated, with a completion date by the end of February or early March.

The Owners Section on the Snowmass Mountain Condo HOA website (<http://www.snowmassmountaincondos.com>) has periodic updates about matters of interest to owners. Contact information for Board members is also available on the Owners page (you will need to enter a password; if you've forgotten it, contact Hank Hays). On behalf of the entire Board let me say that we welcome you to attend the Board meeting on January 17. As always, we welcome your comments and interest in making the Snowmass Mountain complex one of the best in the valley.

Sincerely,

Greer L. Fox, Secretary