



**Board of Directors Newsletter, 16 February 2020**

**Dear SMC Owners:**

This first newsletter of 2020 is to update you on some of the topics discussed at a recent on-site Board meeting held on January 25<sup>th</sup>.

**Security**

As you know from an earlier email from Steve Frischmann, a thief was caught on our security cameras trying the doors of cars parked under the upper buildings. He rifled through a rucksack from one open car but fortunately nothing of value was taken. This serves as a reminder to all Owners always to lock your cars and your Units, both main entry doors and patio/deck doors. As far as we are aware, instances such as this are extremely rare, but clearly the risk is there.

**Parking**

The Board is pleased with the changes made to the parking restrictions for this winter. The reserved spots are vacant for short term guests and we have seen very few problems with short-term renters occupying these spaces. This is undoubtedly due in part to Steve's vigilance in enforcing the parking rules. Owners are reminded that they should contact Steve and request access to a reserved parking space for any short-term guests that may be visiting for any amount of time. We have had one unfortunate incident this winter when someone's guest parked incorrectly in another Unit's parking spot and when we were unable to identify the owner of the car, it was towed.

**Solar panels**

As part of our planning for new roofs, the Board explored (at Mighty Mouse's suggestion) the idea of installing solar panels on the south-facing roofs of B and C buildings. Two quotes were obtained, one for a roof installation and one for a free-standing array. While the Board is strongly in favor of employing alternate sources of power such as solar, the Board considered the payback period of about 16 years for either option to be too long to justify HOA investment. This will be reviewed again in a couple of years to see if technology and cost improvements have lowered the payback period.

**Building A Upper Floor**

The remodeling of Building A was last discussed in 2017, at which time Owners were not in favor of the proposed remodeling plans, primarily due to the high estimated cost (\$100,000 for both upper and middle floors). The Board still considers the upper floor entry way to be a very poor use of space, and believes that a remodel of this area would offer a substantially more attractive and welcoming entry into the property's amenity building. As a result, the Board has reactivated the proposal for the upper floor remodel, with a view to seeing whether costs could be reduced while still achieving the overall goal of

**Snowmass Mountain Condominiums**

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creating an appealing and inviting entry into the Building. The Board agreed on a proposed scope for the project at the January meeting, and quotes are being obtained. The Board will make a final decision on whether or not to proceed with the project once the quotes have been evaluated and an overall assessment of “value for money” has been made.

### **Building A Deck Furniture**

As part of a pool remodeling some years ago, a new deck was constructed outside of the gym room in Building A. The Board has agreed to purchase some furniture for this area to allow Owners and residents to make better use of the deck all year round.

### **Landscaping**

The Board agreed to continue with its efforts to introduce additional greenery into the property by installing additional aspen trees in pots at the base of the retaining wall facing the lower buildings. Additional flower pots will be installed around the pool this spring, and flower boxes will be installed on the upper building stairwells.

### **Charging Stations for Electric Cars.**

At present no Owner has requested installation of a charging station for an electric car, but in anticipation of potential requests in the future, Steve has briefly evaluated options for providing such stations. Some standardization appears to be possible, since such stations are available from a number of independent manufacturers. This will not be progressed any further until such time as an Owner or Owners request them. Any installations will be at the Owners expense, but will require Board approval

**Unit Insurance Coverage:** We have had a couple of examples recently where a problem within one Unit has impacted the unit below and the carport ceiling. The Board recommends that Owners ensure that their insurance coverage includes damage incurred by other Units (e.g. the one below them) and the HOA common elements. In addition, Owners are advised to be sure their insurance policy includes recommended coverage for units, including where applicable, rental to short-term or long-term tenants (check the Owners website for this information).

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