



Board of Directors Newsletter June 15, 2018

Dear SMC Owners:

This Newsletter provides an update of several items from the Board following the on-site Board meeting on June 9. The Board's agenda and meeting notes have been posted FYI on the Owner Webpage.

Welcome to New Owners

Sales of units within the complex continue to be strong, with new owners coming into the complex on a fairly regular basis. We welcome recent new owners: I-5 Andrew Slocum, D-3 Joe Reinstein, C-4 Clint Kinney and D-1 David and Amy Krause. Units currently on the market: B-2, C-1 (under contract), F-2, I-6, J-4, K-3, and L-1. Interestingly, Snowmass Mountain is gradually becoming a "settlement community," with more full-time, year-round residents with children and pets in increasing numbers.

Strategic Plan for Capital Investment

The Board has worked diligently over the past several months to pull together a comprehensive look at the state of the complex in order to outline a systematic plan for needed replacement/renewal of structural and functional components of the complex. Our intention is to share this overview with owners in the next few weeks. The Board will ask for owner feedback on each of the components of the comprehensive plan so that by the end of the year the Board can chart a potential path forward for the next ten years or so. It is our firm conviction that planfulness is a better way forward than lurching from one crisis or system failure to another, and that Owners are better served with advance information about potential expenditures than by surprise demands for unbudgeted funds.

Annual HOA Meeting and BOD Election

The annual meeting of the HOA has been scheduled for September 22 at 1.30 pm in the Conference Room of Building A. Our property management company, Mighty Mouse Management, will send out a formal notice of meeting as the date draws nearer. More

Snowmass Mountain Condominiums

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immediately, MMM will send out a request for nominations for the one open seat on the Board. Chris Madigan's term will end this summer, and Chris has elected not to serve again. The Board extends its gratitude to Chris for his Board service over the last three years, and for serving as Treasurer in FY2015-17. His expertise in structural engineering and knowledge of the community have been invaluable as the Board has wrestled with the Strategic Plan. Owners are encouraged to talk with Board members about what Board service requires (eg, time demands, fiduciary responsibility, maturity, flexibility, responsiveness, and so on) and what special skills they could contribute to the governance of the complex.

Board elections will be conducted via mail ballots only this year. At the June 9 meeting, the Board approved voting for BOD elections by mail only. There will be no proxies for BOD elections. Ballots will be sent to owners ahead of time; owners will vote and return their ballot in a signed envelope to MMM, who will separate the outer envelope from inner, protecting anonymity and preserving the appropriate weighting (by sq footage) of the ballot. Owners who wish to assign a general proxy for other matters that arise at the Annual HOA meeting are free to do so. Further information on the Annual meeting will follow in due course.

Kirk volunteered to arrange for remote attendance at HOA meeting via Skype for owners interested in doing so. Owners should contact Kirk via email at the address below for specific instructions.

Rules and Regulations

The Board approved the following changes: small ash cans may be placed on decks/patios, new regulations govern the soundproofing of floors of upper units, and usage of dishwashers, clothes washers or other noisy appliances is restricted during quiet hours from 10 pm – 8 am.

Pet Policies (Section IV in the Rules and Regulations) were discussed extensively at the June 9 Board meeting. The Board considered but rejected adding an annual fee in addition to the registration fee for dog owners. Section IV b was revised; it now reads as follows: b. Pets of owners' relatives or partners are permitted for short-term visits of less than two weeks. No guest, long-term lessee, occupant, or renter is permitted to have a pet on the Property even for short visits. Section 1Vj was deleted entirely. This eliminates the 40-pound weight restriction for pets.

Parking during the summer season is a perennial issue at the complex. Owners are reminded to inform renters and guests re the assignment of only one parking space/unit. A few spaces are set aside for guests, and MMM monitors the use of those spaces so that no vehicle should

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occupy a guest spot for more than 48 hours. Additional security cameras have been installed, and the Board authorized the posting of signs warning that vehicles parking illegally will be towed.

The full set of Rules and Regulations, which are updated regularly, are posted on the Owner's webpage. Owners are responsible for knowing and abiding by the Rules of the HOA and for insuring their guests and renters are in compliance.

Amenity Building

MMM called the Board's attention to the increased use of the amenity building over the winter and spring. A new owner underwrote the addition of a ping-pong table in the conference room, and it has become quite a popular pastime among younger owners. The exercise room remains popular, and the installation of an overhead pull-up bar adds to the workout options. Closing the pool during the off-season was a newly reinstituted policy this spring, and there has been no negative feedback reported. Both the sauna and the spa continue to receive much use from residents and guests.

Ongoing Maintenance Projects

In addition to ongoing property oversight, PM Steve Frischmann is working on two additional items. Repairing or replacing the weather-stripping on windows is approximately half-completed, and he'll be working on this throughout the summer season. The large light fixtures in the driveway have been the object of despair for several owners who have complained that the lights are too bright and shine directly into bedrooms of the lower units during the night. Steve recently removed one of the lights to investigate why the lights cannot be dimmed or redirected and discovered that it had been installed incorrectly. He thinks that resolution of the issues with the lights may be possible with a correct installation (both revised orientation and dimming). Steve believes that all the lights are similarly incorrectly installed. The plan now is to orient all of the lights near the lower buildings so that the bulk of the illumination is aimed toward the parking lot and not the lower buildings.

As always, the Board is interested in your comments and concerns and tries its best to be responsive.

Sincerely,

The Board of Directors

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