



## Board of Directors Newsletter September 5, 2017

Dear SMC Owners:

### Highlights from the August 25, 2017 meeting of the Board of Directors

**Financial:** Treasurer Chris Madigan reported that the HOA will complete FY2017 on or slightly under budget, due largely to a reduction in utilities costs and professional fees, plus the proactive maintenance approach of MMM during its first year of serving as Property Manager, which has resulted in a reduction of management and outsourcing costs and a correlative increase in expenditures for in-house labor. Chris flagged the pool as an excessive cost center. After discussion, the Board approved a return to off-season closures of the pool. Henceforth, the pool will be open during summer (June 1-September 30) and winter (Thanksgiving-April 15) and closed from April 15-May 31 and October 1 – Wednesday before Thanksgiving. The Board approved a budget for FY2018 that holds constant the operational portion of the Quarterly Assessment and increases by 15% the major maintenance reserve portion.

**Internet Service:** The Board has made several attempts to improve the internet service to Owners over the past few years, and while it has improved considerably, there are still problems on occasions. Mighty Mouse recently invited Comcast to bid for a bulk service to supply individual internet service to each unit, as they currently do for TV. The resulting offer was very attractive, and after some additional negotiations, the Board approved a contract with Comcast for supply of internet and TV cable service. Under the new contract each unit will be provided with individual high-speed, secure internet service ("Performance Pro") plus access to premium TV services (Digital Starter plus HBO) through a combined TV/modem/router box provided by Comcast. Additional digital adapters will be provided for up to three TV's. The transition to the new service will occur during September. Comcast will need access to each unit to replace the existing boxes and cables. Owners will be notified by MMM as to the schedule for replacement for their unit. Once the installation is complete, Owners who currently have a personal Comcast account will only be charged for any services they receive above and beyond the bulk service agreement.

**Action on Common Elements:** 1) Fabric on the patio/deck chairs will be replaced in the spring 2018 off-season. 2) Owners have reported problems with grease from grills dripping onto decks and

**Snowmass Mountain Condominiums**

1

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

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com) Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com) Kristen Ericson, Treasurer: [keeper@aol.com](mailto:keeper@aol.com)

Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net) Chris Madigan, Director: [chris.madigan@yahoo.co](mailto:chris.madigan@yahoo.co)

Jeff Schwitters, Property Manager: [mighty4@mightyousemanagement.com](mailto:mighty4@mightyousemanagement.com)

patios from units above. Owners are reminded to replace grease traps regularly and to ask their management companies to exercise care in cleaning and maintaining the grills. Additionally, owners can purchase at hardware or home center stores for modest cost an under-liner mat for placing beneath their grill. 3) The Board asked MMM to investigate a bulk purchase of Weber Spirit II (two-burner) grills for owners who may wish to purchase a replacement for their existing grill. Details will be emailed to owners for action. 4) The Board approved limited reconstruction of the path leading to the HOA property above the F-G and D-E buildings. After minor regrading, a natural gravel path will be installed and the existing picnic table replaced. Increasing the availability of this area with its extraordinary views to owners at modest cost to the HOA was considered a valuable amenity. 5) The Board approved moving forward with the renovation of the Building A entryway, office area, and conference room, as per plans developed by Anne Grice, Architect. The project has been projected in the Reserve Analysis for the past few years and targeted funds have accumulated in the major maintenance account to cover the project.

Notification of Remodel: A proposal for unit remodel was approved for D-4 (Owners Wallace and Stewart-Moore) subject to the following: adherence to construction schedule M-S, 8-5 pm to begin September 5th through Wednesday before Thanksgiving; *occasional* extension of the workday will be permitted so long as no work continues past 6 pm; treatment of vents as described in the Wallace proposal to the Board; exterior gas lines to be boxed in; appropriate waste disposal; monitoring of parking area overuse by multiple workers simultaneously; and structural engineering approval of the weight-limit feasibility of the use of gypcrete flooring.

Strategic Plan: The Board continued discussion of development of a strategic plan to coordinate replacement as per the Reserve Study of several structural elements at the complex including windows and patio doors, roofs, siding, pool, landscaping, and lighting. Increasing the urgency is the evaluation of the condition of the roofs, which indicates a much more limited useful life than the reserve analysis had indicated. By January Board members will report on their individual assignments, with a goal of developing options that span three separate price ranges for the totality of the project.

Renewal of Management Contract with MMM: The Board is very pleased with the performance of MMM, especially with progress on the backlog of maintenance items that has been whittled more over the past several months than in the previous six years. Examples include the repair of the snowmelt system around the spa and the repair of the leak in the pool, both of which will enhance the safety and reduce the costs involved in providing these amenities to owners. The Board and MMM agreed to extend the management contract for another twelve months.

#### **Snowmass Mountain Condominiums**

2

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

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com)    Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com)    Kristen Ericson, Treasurer: [keeper@aol.com](mailto:keeper@aol.com)

Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net)    Chris Madigan, Director: [chris.madigan@yahoo.co](mailto:chris.madigan@yahoo.co)

Jeff Schwitters, Property Manager: [mighty4@mightyousemanagement.com](mailto:mighty4@mightyousemanagement.com)

## Highlights from the August 26, 2017 meeting of the HOA

Reports from the President, the Property Manager, and the Treasurer were mailed to Owners in advance of the HOA meeting. President Mike Mitchell reminded owners of Board actions over the past year: the selection of MMM as the Property Management Company for the HOA, the installation of new decks, the renegotiation of insurance coverage up to replacement value, a website refresh including a new Realtor FAQ section which has proved useful to Owners (and through them their Realtors) in selling their units, the remodel of the remaining common areas of Building A, and the initiation of a strategic plan for coordinated capital investment for the complex within the next 2-3 years. Jeff Schwitters, Property Manager, reiterated several items from his report including maintenance items, rules enforcement, and owner communications. Treasurer Chris Madigan reviewed the Balance Sheet, highlighting the overall shifts in weight centers within the budget, and encouraged Owners to become familiar with the Reserve Study as the document guiding Board agendas and decisions re allocation of HOA resources.

Owner comments centered upon the Board decision to upgrade the conference room and office area in Building A. Although not unanimous, the bulk of commentary was that in light of the major necessary investments looming in the near future – likely to necessitate special assessment funding (see below) – the expenditure of even limited resources for remodeling an area that receives little use was not warranted at this time. Several Owners were doubtful that the space would see significantly more use in the future, even with a remodel. The Board agreed to take under advisement the sentiment of owners present at the meeting.

The strategic plan for capital investment was discussed in more detail under New Business, highlighting the need for a coordinated plan to address capital expenditures in the reserve study that are coming due in the next 5-10 years. The poor condition of many of the roofs were highlighted in a recent evaluation of their condition, so this expenditure will also need to be made within the next 2-3 years. There is a shortfall between what the reserve study projects as needed funds over the next five years (~\$2MM), plus the cost of roof replacement (~\$0.5MM), versus Major Maintenance income from Owners (~\$850-900K). In addition, replacement of windows and doors will require removal of a lot of the siding, and so the Board will also evaluate the option of upgrading the exterior of the complex at the same time to improve the external appearance and “kerb appeal” of the property, and through this, real estate valuations. The Board intends to provide Owners with this Strategic Plan for review and comment in the Spring or early summer of 2018.

Questions were raised about rule enforcement. Some owners reported difficulty accessing their assigned parking spots. Owners were reminded to call Jeff about persistent parking problems;

### **Snowmass Mountain Condominiums**

3

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

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com)    Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com)    Kristen Ericson, Treasurer: [keeper@aol.com](mailto:keeper@aol.com)

Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net)    Chris Madigan, Director: [chris.madigan@yahoo.co](mailto:chris.madigan@yahoo.co)

Jeff Schwitters, Property Manager: [mighty4@mightyousemanagement.com](mailto:mighty4@mightyousemanagement.com)

yellow hang tags are used to identify cars properly vetted as belonging in the parking area. Jeff regularly monitors the driveway area, making adjustments when possible to accommodate both owners and visitors. The Board pointed out that Management has been instructed to enforce rules and levy fines for violations as they occur. Owners in violation are notified via email of a rule violation and fine. Owners (most choose to do so) can take follow up action with their rental management company if the problem is with a renter. If it's a problem with an Owner guest or family member, Owner can take direct action. In any case, fines are imposed immediately unless there is a request for a hearing.

In response to a separate question, Stan Stokes of MMM indicated that the company had decided shortly after coming on board not to enter into management services contracts with individual unit owners so that the company could concentrate on mastering the responsibility for the HOA. He indicated that this might change in the future, but at present MMM has no plans to offer individual unit management services.

Finally, an owner concern was raised about the cumbersome process of the right of first refusal in selling his unit. One issue was obtaining a list of Owners mailing addresses. The Board has declined requests for Owner name and address information in the past because of our obligations to retain the confidentiality of Owner information. Owners were directed to obtain this via Pitkin County Records. However, we have now learned that we are required by CCIOA to release the current names and addresses of all Owners, should an individual Owner request this; and we will follow this practice in the future. A second issue was not being able to execute this process by e-mail. This will require a change to the Association Declarations, which currently specifies traditional mail distribution. An additional hurdle is that providing e-mail addresses of Owners may breach our obligations to keep their personal information confidential. This latter problem could be overcome by the seller paying the Property Manager to distribute the ROFR documents by e-mail to the list of Owners they hold. The Board will examine the ramifications of this approach and the implications of changing the Association Declarations to allow e-mail distribution of ROFR documents.

Elections to the Board: Prior to the elections, Michael Mitchell thanked Carl Vill in absentia for his 17 years of service to the SMC community. Carl recently resigned from the Board for health reasons. Three candidates were standing for two available positions on the Board of Directors. Following the election, Kristin Ericson and Michael Mitchell were elected to serve on the Board for the next three years.

**Snowmass Mountain Condominiums**

4

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

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com)    Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com)    Kristen Ericson, Treasurer: [keeper@aol.com](mailto:keeper@aol.com)

Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net)    Chris Madigan, Director: [chris.madigan@yahoo.co](mailto:chris.madigan@yahoo.co)

Jeff Schwitters, Property Manager: [mighty4@mightyousemanagement.com](mailto:mighty4@mightyousemanagement.com)

At a subsequent meeting of the new Board, the following Officers were appointed by mutual consent:

President: Michael Mitchell  
Vice President: Kirk Samsel  
Secretary: Greer Fox  
Treasurer: Kristin Ericson  
Director: Chris Madigan

The Board welcomes your comments and concerns, and email addresses of all Board members are listed below.

Sincerely,

The Board of Directors

**Snowmass Mountain Condominiums**

5

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

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com)    Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com)    Kristen Ericson, Treasurer: [keeper@aol.com](mailto:keeper@aol.com)

Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net)    Chris Madigan, Director: [chris.madigan@yahoo.co](mailto:chris.madigan@yahoo.co)

Jeff Schwitters, Property Manager: [mighty4@mightyousemanagement.com](mailto:mighty4@mightyousemanagement.com)