



Board of Directors Newsletter, 6-23-2020

Dear SMC Owners:

The Board of Directors hopes that all Owners are safe and well during these difficult times. The Board was meant to hold a face to face meeting this June, but changed this to a videoconference call. While it was a disappointment for the Board not to have a chance to meet on site, view the property first hand and deal with the various agenda items in person, the Board managed to work through the agenda remotely. The purpose of this newsletter is to update Owners on some of the key points from this meeting.

Electrical Breaker Panels

We recently became aware of concerns regarding the Zinsco Breaker Panels that are installed in some of the Units (most likely as original equipment). Many may have been replaced, but there are at least 8 Units with these panels still in place. There are a number of reports of problems with these panels on the web, but these concerns are mostly reported by people who would like you to pay them to replace them. In an attempt to get some objective advice, the Board has obtained input from TOSV regarding the safety and status of these panels. The TOSV Building inspector informed us that there is no current requirement to change these Zinsco breaker boards, but he strongly advises homeowners to do this, because of the reported concerns. It is also worth adding that should you ever come to sell your unit, it is very likely that a homeowner inspection will request that you replace the panel – indeed, the Board first found out about the problem when a selling owner alerted us to the concerns. Below are links to three websites discussing the concerns with Zinsco breaker boards.

<http://www.ismypanelsafe.com/zinsco.php>

<https://energytoday.biz/blog/4-outdated-and-unsafe-electrical-panels-that-could-be-hiding-in-your-home>

<https://elizabethtown.wini.com/resources/tech-articles/zinsco-breaker-panels/>

About 19 Units have ITE breaker panels installed, and the information we have on these is the following: *“ITE Pushmatic electrical panels and circuit breakers do not have any proven design flaws that can cause a fire or shock hazard, but they are obsolete. Replacement circuit breakers are hard to find and when you can, they are expensive. The design of these old electrical panels also makes it impossible to add new circuits and loads to the already limited spaces in the panel.”* <https://fehnelectric.net/time-replace-old-electrical-panel/#:~:text=ITE%20Pushmatic%20electrical%20panels%20and,hazard%2C%20but%20they%20are%20obsolete.&text=The%20design%20of%20these%20old,limited%20spaces%20in%20the%20panel.>

Replacement of the breaker panel is the responsibility of the owner, but based the TOSV advice, the Board strongly urges Owners to replace their Zinsco panel, if they still have one in their unit. We also recommend that Owners with ITE panels also consider installing a replacement. A local contractor has provided a cost for this work, which would be \$1,100 per panel (plus sheetrock repair if needed) if there

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were 10 or more owners interested. If there are less than 10 owners interested, the price would be \$1,250 plus sheetrock repair if needed.

Owners should contact Steve Frischmann in the next few weeks if they wish to add their Unit to the list for panel replacement, or if they need more information on the panel replacement program. The replacement program will most likely be scheduled for September.

COVID-19

There have been some changes to the Pitkin County guidance in the last few weeks, and the Board discussed options for re-opening parts of Building A. At present, any facilities such as pools, gyms, etc. require that business owners (including HOA's) submit a COVID-19 Business Safety Plan. A specific requirement that "A staff member must be on duty all hours of operation to insure disinfection of equipment between users. User disinfection alone is not sufficient." (Pitkin County COVID-19 Operational Guidance; Gyms/Fitness Centers/Indoor Sports Facilities, effective 8th June 2020). Included in the guidance for outdoor pools (and hot tubs) is that "The facility will be available by reservation with a capacity limited to ensure distancing is achieved" and to "discourage use of shared equipment, and ensure that all equipment is cleaned and disinfected in between each use" (Pitkin County COVID-19 Operational Guidance; Outdoor/Indoor Pools, effective 8th June 2020). The latter Guidance also says that use of Saunas is not permitted at this time.

The Board considered various options to partially open Building A but in the end decided that, based on the complexity of the current requirements, particularly around cleaning and disinfecting common equipment, they would keep all facilities closed till the end of June. However, based on recent Owner feedback, we are re-examining what it would take in order to open the pool this month.

If Owners are not already aware, construction activities are now permitted once the contractor has submitted COVID-19 Business Safety Plan. The requirement that second homeowners quarantine for 14 days has also been removed. The latest relevant guidance is that "Visitors to Pitkin County are no longer directed to return home immediately. Any person that is not a Local Resident that travels to or visits Pitkin County must be free of any symptoms consistent with COVID-19 before arrival. If any symptoms consistent with COVID-19 are present in the 10 days prior to arrival in Pitkin County, the Visitor or Guest must not travel to Pitkin County." (Addendum to 7th Pitkin county Health Order 5-27-20).

Short-term rentals are only permissible if the lodging is run by a "short term lodging operator". Short term lodging includes "ownership associations, and other similar establishments". Private non-professionally managed rental by owners are not permitted at this time. One requirement of any such short-term lodging operators is that they submit a Business Safety Plan which explains how they will keep lodging occupancy to less than 50% of available units, as required by the latest guidance. There is also a requirement under this lodging guidance that "Pools, hot tubs, saunas, and locker rooms are not permitted to open in any lodging type." (Pitkin County COVID-19 Operational Guidance; Lodging, effective 27th May 2020). As the Board and our Property Manager understand this, it would be down to Snowmass Vacations, VRBO, Airbnb, or any other lodging operator to submit a Business Safety Plan to Pitkin County for how they would manage the units they have oversight for within SMC. While we are providing the above information for Owners to make them aware of the latest guidance, this is not something the Board or our Property Management Company has delved into in detail – Owners should

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discuss this Business Safety Plan requirement with their individual lodging operators prior to accepting any short-term bookings for units within the Property.

Board Member Nominations

As you will have seen from a previous communication, the two Board members whose terms are ending this August are not standing for re-election. Anyone interested in standing for election to the Board should submit their bio as requested. Contact any of the current Board members if you wish to learn more about what is involved in serving on the Board.

Building A Upper Floor Remodel

As mentioned in our February newsletter, the Board is re-examining our options to upgrade the upper floor of Building A. An initial quote for the work has encouraged the Board to continue to pursue this. We are refining the "Scope of Work" document in order to obtain a detailed quote for the proposed work – only then will the Board make the decision whether or not to proceed with the project.

Annual Owners Meeting

The meeting is scheduled to be held on-site in building A on 29th August 2020 at 1.30pm, but the Board will re-evaluate the practicality of holding this in-person meeting in early July and make a decision on whether it will in fact be held. In any event, the election of Board members will be a mail-only ballot (as was done last year) and, as in previous years, a detailed package of information will be mailed to owners in late July even if the meeting is not going ahead, so that Owners can be fully informed of the business of the HOA, including the proposed budget for 2020-21.

New Website

Steve Frischmann is in the process of developing a new website for the HOA to replace the existing (but technologically outdated) website we have. This will save the HOA money as well as giving us greater control over the structure and layout of the website itself, and make ongoing maintenance and updating easier. We hope to be able to release this to owners later in the Summer.

Additional bike shed/firewood shed

The Board has decided to provide an additional shed between Buildings C and D to expand our bike storage capacity in the summer and provide an additional location for firewood in the winter. This will be installed this summer.

Landscaping

A number of landscaping improvements are in progress, including installing flower boxes in some additional stairwells, placing trees at the base of the retaining wall to break up the stark appearance of the wall when viewed from the lower buildings, and additional pots of flowers around the pool area. The planting around the entry to the complex, where the sign is, will also be expanded. The Board also decided to remove the Aspen trees in the corner of the pool area, and these have now been taken down.

Conclusion

The Board hopes that Owners and/or their guests will find the opportunity to visit Snowmass at some point in the summer. The Board and Mighty Mouse continue to monitor the latest advice from Pitkin

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County and will update Owners on the plans for Building A amenities and other relevant information as the situation evolves.

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