

SMC Board Conference Call
April 4th and 9th, 2018 4-5 pm MDT (5-6 pm CDT, 6-7 pm EDT)
AGENDA and NOTES

Roll Call: Kirk Samsel, Greer Fox, Chris Madigan, Kristin Erikson
MMM: Stan Stokes, Steve Frischmann

AGENDA

- 1. Approval of notes from previous meetings (7th March 2018).**
Approved.
- 2. Strategic Plan - Discussion of individual elements**
 - a. Introduction**
 - b. Roofs**
 - c. Windows and doors**
 - d. External Upgrade**
 - e. Lighting**
 - f. Pool**
 - g. Amenity building**
 - h. Landscaping and Grounds**
 - i. Financing**
 - j. Owner Feedback**

Board's discussion of the strategic plan was supplanted by a wide-ranging discussion of the plan in light of emails from approximately 20 owners following the posting of the March 2018 newsletter.
- 3. Additional items to be discussed if time allows**
 - a. Patio chair fabric replacement**
 - b. Rules and Regs update – comments on draft needed**
 - c. C-4 – do we replace window now? This window is a fixed window with a broken seal. Realtor briefing document – feedback needed**

d. SMC website Owner access – change password to increase privacy?

Discussion was postponed for all items except **3c**. MM indicated replacement glass could be obtained and installed fairly readily. Board approved moving ahead.

4. Any Other Business

5. Board approved continuing the current meeting to April 9 2018 with Item 2 Strategic Plan as the sole agenda item.

April 9, 2018 Continuation of Board Meeting of April 4, 2018

At the outset of the continuation meeting, The Board reaffirmed its fiduciary responsibility for the safety and functional condition of the entire complex. Further, the Board agreed that it is irresponsible and would be untenable to revert to the reactive stance that has characterized the management of the property in earlier decades, which has led far too often to unanticipated problems addressed with unscheduled and unplanned for special assessments. Rather, the Board has worked hard in the past few years to enact a proactive maintenance program, looked systematically for and now employs a property management company that not only shares that perspective but has brought the skills necessary to implement a proactive property management policy. On these grounds, the Board members agreed to pursue the development of a plan for strategic investment in the SMC property. While the Board's intention had always been for the Board to solicit Owner feedback with an initial draft plan, the initial document will now be more clearly "consultative" in nature. The organizing rubric for this initial consultation phase will include a discussion of the background, current situation, investment alternatives, and timing options for each the following property elements: roofs, windows and doors, exterior shell, lighting, pool, amenity building, landscaping and grounds. Options for financing and for obtaining systematic feedback from all owners were also agreed as topics integral to this consultation document. Individual Board members reaffirmed their agreement to

complete the write-ups of specific sections of the document, so that the sections can be reviewed in draft form within the next three weeks, finalized for sharing with the Ownership in June, and feedback obtained from Owners during July and August.

Meeting adjourned at 5:45 MDT, 7:45 EDT

Next meeting date (4 pm MST): May 2nd, 2018

Projects complete since March 7th

1. D/E Finish wiring photo cell for exterior lighting
2. F replace timer on circulation pump for hot water
3. F/G wire in photo cell for exterior lighting.
4. Common research and purchase 8 camera wired security system
5. Common Install new cameras at spa and front entry Door
6. Common Install and wire 2 cameras on A bldg roof
7. Common Dig up and splice ethernet cable at A bldg for woodpile security camera
8. Pool Changed nylon webbing straps on pool cover lift
9. Common Begin installing electronics and wiring for security camera at wood shed