

Snowmass Mountain Condominiums Home Owners Association

Board of Directors Newsletter

January 14, 2015

Dear SMC Owners:

Your Board has met over the past two days for the annual winter Board meeting as well as for a special HOA meeting. **This newsletter provides highlights of the two meetings.** Drafts of the formal minutes of the meetings will be posted within the next week on the SMC Owners Website for your review.

The HOA meeting was called for the specific purpose of electing a new director to fill the vacancy left by the resignation of Allen Barnard, who has served on the Board of Directors continuously since his initial election in 1998. As there were no other nominations from the floor, and no write-in candidates on the returned proxies, and with a quorum present, **Michael Mitchell was elected by acclamation to serve a term to expire August 2017.**

The new Board of Directors met briefly after the HOA meeting and elected the following slate of officers: **President Mike Mitchell, Vice-President Kirk Samsel, Secretary Greer Fox, Treasurer Lori McCool, Director Carl Vill.** The Board decided to meet monthly throughout the year via conference call and at least twice during the year on site. **The Board set September 18 and 19th as dates for the 2015 Board and HOA meetings.**

The previous day, the “old” Board of Directors met for the on-site winter meeting. A review of the HOA financials indicated that the HOA is operating within budget parameters with approximately \$400,000 total in operating and reserve accounts. Major projects completed during the fall include the installation of gutters and heat tape in several of buildings, the installation of new water heaters in JK and L buildings, new plantings above the upper buildings, and the lining of sewer pipes leading from the L and JK buildings.

The major new “Owners Headache,” a term coined by outgoing President Allen Barnard, was the discovery in late December of a serious crack in a chimney flue in a unit in the J Building. Further investigation by the Town of Snowmass Village and the Fire Marshall led to an order for a complete moratorium on fireplace use in the J Building and a requirement that an inspection be made of every chimney in the complex for possible problems. Video inspection of all chimney flues has now been completed, and review of the videotapes revealed potentially serious problems, such as cracks and holes in the flues, in 32 units. Cracks and holes in the flue pipe compromise the integrity of the flue, which can allow embers in the smoke to set fire to the adjacent wood structures.

Out of an abundance of caution, the Board has decided to prohibit the use of wood-burning fireplaces in those 32 units until further notice. Each of the unit owners will be notified via email and US mail about the immediate and absolute prohibition of fireplace use in their units. We continue to exercise due diligence in working with the Fire Marshall and the town to assess the risk and to identify possible solutions to this very serious matter.

The Board is also very concerned with the lack of adherence to HOA Regulations governing owner-initiated unit renovations and construction projects. So expect more communication from your Board about this matter, and in the meantime, if you are planning upgrades or renovations to your unit, PLEASE READ THE RULES AND REGULATIONS!! Consult with Hank Hays, our Property Manager, to discuss your plans and ideas before you initiate any work.

As always your Board is very interested in hearing comments, suggestions, and concerns from owners. All of us -- Board, owners, and management -- share the responsibility for making our complex as safe, comfortable, and beautiful a place to be as possible.

On behalf of the Board of Directors,

Sincerely,

Greer L Fox, Secretary

Board of Directors