

**SKI CENTER CONDOMINIUM ASSOCIATION  
ANNUAL OWNERS OWNER’S MEETING  
WEDNESDAY, OCTOBER 18, 2017 – 2:00 P.M.**

**Present:**

Ethan Mueller, CBMR	Units 101B, 201B, 202B, 203B
Bert Johnson and Katherine McKenna	Unit 302 and 303
Brian Moran	Unit 304 and 305
Mary Martin for Molly Fernandez	Unit 307
Rob Harper	Toad Property Management

**Proxy to Bert Johnson**

Martha Walton	Unit 301
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Rob called the meeting to order at 2:02 pm and confirmed the meeting had a quorum. Rob said notice of the meeting had been mailed on September 18, 2017.

Bert made a motion to approve the December 8, 2016 meeting minutes. Ethan seconded the motion and it was unanimously approved.

Rob explained it had been a busy year for the Whetstone Building. Snow removal was over budget due to the large amount of snow in January and repair work would be underway next week on the roof snow fences. Rob said an old water line pipe between the Axtel and Whetstone Buildings had ruptured in December and the insurance company had initially refused to cover the repair. Rob explained after negotiations the insurance company paid \$60,000 of the approximately \$100,000 to repair the ruptured line, replace the remainder of the old water line to reduce future damage and pave the disturbed areas of the parking lot. Rob said the driveway between the Elevation and the Whetstone/Axtel parking lot had been paved and the cost shared equally between the three buildings. Rob said a lot of resurfacing work on been completed on the rest of the parking lot and that cost was shared equally between Village Center and Ski Center.

Rob explained birds nesting on the Whetstone Building continued to get worse each year. Rob said netting had been installed around the top of the building and this prevented the birds from nesting directly on the building and would reduce the chance of bugs getting into units but it did not solve the problem. Rob explained Toad had carried out extensive research on possible solutions that would comply with Federal regulations and the application of peppermint oil would be tried in the Spring. Ethan asked if electronic fencing would be permissible and Katherine said she would send contact information for a group in Denver that trapped and relocated the birds.

Rob said firewood would be distributed in the next few weeks and Rob confirmed Toad would continue to clear snow off all decks. Bert asked about parking and Rob confirmed Toad continued to monitor parking and boot and fine vehicles parked without a permit. Ethan said CBMR continued to ask employees to park in other locations during the peak periods to free up parking spaces for owners and guests. Bert thanked Rob for the coordination and work performed by Toad on behalf of the association.

Rob explained the operating and capital expenses during the year and said the association would now begin to build up a small reserve. Rob said the draft Budget included a management fee increase and said the management fee had not been increased in six years. Ethan made a motion to approve the draft budget. Bert seconded the motion and it was unanimously approved.

Rob said the State required all homeowner's associations to have nine Responsible Governance Policies. After a short discussion it was agreed the document would be signed by the President of the association and loaded on the website. Bert agreed to send copies of the Amended Bylaws and the Declaration prepared in the 1970s so those documents could also be loaded onto the website.

Ethan made a motion for Bert and Ethan to continue on the Board and Katherine would be willing to join the Board towards the end of the year when Bert sold his interest in Unit 303 to Katherine and her family. Brian seconded the motion and it was unanimously approved.

Rob said the Axtel Building had been talking about cosmetic upgrades on the exterior of their Building. Bert asked that the Whetstone Building owners be kept updated with the plans.

The meeting adjourned at 2:46 p.m.

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Prepared by: Rob Harper, Toad Property Management, Inc.