

**SKI CENTER CONDOMINIUMS ASSOCIATION  
AXTEL CONFERENCE ROOM  
FRIDAY, AUGUST 9, 2019  
9:00 AM**

Present: JD Crichton  
Christian Albertson  
Tim Baker  
Clay and Paula Hartley  
Martha Walton  
Rob Harper, Toad Property Management

By Phone: Katherine McKenna  
Matt Feier  
Scout Walton  
Brian Moran

Rob called the meeting to order at 9:02 am and established a quorum with Katherine McKenna and Matt Feier as the current Board members.

Tim suggested expanding the Board and having equal representation from both the commercial units and the residential units. It was agreed the Bylaws had conflicting language regarding election and size of the Board and the Bylaws needed to be reviewed by an attorney and Amended Bylaws prepared if necessary. Rob agreed to reach out to Marcus Lock, Law of the Rockies, to represent the Association and coordinate with Katherine and Matt.

Katherine made a motion to appoint Tim Baker to the Board to replace Matt Feier. Matt seconded the motion and it was unanimously approved. Any other changes to the Board would be discussed at a future meeting after receiving advice from an attorney representing the Association.

Rob said some maps had been prepared in an attempt to bring some order to the parking and maximize the parking spaces. Clay said the maps were a rough layout of the parking diagram and there were plats for Axtel and Whetstone. Clay explained there were 79 parking spaces, 16 parking spaces on the upper section available for part of the year. Rob said the parking lot also had a lot of traffic moving through the lot and that also needed to be addressed to ensure there was sufficient space for vehicles to safely move to the Adventure Center. Clay suggested Ski Center put up a gate and "sell" parking spaces as Ski Center owned the majority of the parking area. Tim said it was clear Village Center owned the road into the parking area and it was important for all sides to work together.

Tim explained the gate on the upper level was to keep the general public away from the front of the building and Clay said it was inconvenient to Ski Center owners. Tim said the front of the building was a fire lane and the Town might shut down parking in that area and without a gate the general public would use that vehicular access. Tim suggested keeping the gate in place for the summer with Ski Center owners having access through the gate. Kathleen stressed it was important that owners have vehicular access to the front of the building and it was unfortunate that the gate had been closed without consulting all Ski Center owners.

It was agreed the parking spaces needed to be marked in the parking lot and a comprehensive signage plan needed to be in place prior to the winter season. Clay said he would ask an engineer in his office to prepare a detailed parking layout and get the maps to scale and email the map to everyone. Kathleen suggested having designated parking spaces for Ski Center owners and asking Ski School to come up with a plan for drop off for Ski School.

Clay said illegal hookups in the building over many years had resulted in the electrical for the building being overloaded and a safety issue. Clay had an estimate from CB Electric and Clay agreed to send the scope of work to other electricians in the area. Clay said he had already paid for engineering and would like to be reimbursed for those costs. Rob said water was entering the building close to the electrics and also making the steps very icy. Clay cautioned the building would be without power for a couple of days while the electrical work was being completed. Tim suggested the first couple of weeks of October would be the better time to complete the electrical work.

Prior to the meeting Rob circulated a financial report and Rob was asked to prepare a spreadsheet showing anticipated upcoming capital expenses.

It was agreed repairs and general maintenance would be discussed at a future meeting.

Kathleen suggested setting a meeting once legal counsel had been consulted and electrical estimates had been received.

Tim said the gate would be taken down but it needed to be addressed again prior to the Spring.

The meeting adjourned at 10:20 am.

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Prepared by Rob Harper, Toad Property Management