

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, AUGUST 11, 2021 – 3:00 P.M.
VIA ZOOM**

Present:

Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
Scout Walton	Unit 301
Mauri Scharbauer	Unit 302
Katherine McKenna	Unit 303
Jordan Brandenburg	Toad Property Management

Jordan called the meeting to order at 3:11 pm and confirmed a quorum.

Jordan explained a backup in the shower drain of Unit 307 had been dealt with. In Unit 308 a backup occurred in the laundry area. The unit had been cleaned up and ServPro were inspecting the unit and Timberline Mechanical would make repairs on Friday. Further investigation was necessary to determine the source of the problem with the main sewer line. Scout said a long term solution needed to be obtained and implemented.

Jordan said financial information and a draft Budget had been distributed prior to the meeting. Scout said he supported an increase in dues to build a reserve but if capital projects for electrical and parking lot were going to be funded by a special assessment was it necessary to have a dues increase. Jordan said the dues increase would continue to be billed in the same historical way of 39.4% from commercial and 60.6% from residential. Jordan explained management fees were being increased for all associations to cover increased operating costs due to staff and housing shortages throughout the valley. Jordan said it was anticipated that insurance premiums would continue to increase and an insurance claim usually resulted in increased premiums a year later. Jordan said work had been performed on the irrigation and hanging baskets were in place but landscaping had been kept to a minimum. Jordan agreed to check snow removal expenses for Lacy Construction and the Toad Property Management skidsteer were both costs shared with the Axtel Building. Scout said a draft agreement for cost sharing in the parking lot was being prepared by an attorney on behalf of the Axtel Building but the details were not yet known. Once more was known the discussion would be opened up to include CBMR and the commercial units. Ongoing discussions about cost sharing of the parking lot maintenance, including snow removal and patrol, would impact any budget decisions.

Jordan said cable television was provided by a Spectrum bulk account for eight units but owners paid individually for internet service.

Christian had to leave the meeting but said he supported the draft Budget as presented and as Christian held JD's proxy the commercial units voted to approve the Budget.

Jordan said he would research the billing for the trash dumpsters in the parking lot as it appeared the dumpsters were paid for by the Axtel Building, used by both buildings and positioned on Ski Center land.

Scout made a motion to adopt the 2022 Budget as presented. Katherine seconded the motion and it was unanimously approved.

Jordan said he would reach out to SGM Engineering to have an update prior to the September meeting and Scout said he would reach out to Randy Sackett at SCJ Alliance so there would be at least two proposals to review.

As no decision had been taken regarding cost sharing of the parking lot asphalt maintenance Scout requested SealCo provide two updated estimates, one if Ski Center just paid for their portion of the lot and the second to include the entire lot with the cost shared with Axtel Building.

Katherine said the birds had now left the nests and requested the bird nests be removed. Katherine requested the rental sign on the outside of the building be removed. Jordan agreed to review the existing governing documents and Jordan was asked to draft a rule prohibiting rental signage on the building and circulate the draft to the Board for review and approval.

The meeting adjourned at 4:17 pm.

Prepared by: Rob Harper, Toad Property Management