

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MONDAY, DECEMBER 16, 2019 – 1:30 P.M.**

Present:

Tim Baker, Matt Feier, Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
JD Crichton, CBMR (by phone)	
Scout Walton	Unit 301
Katherine McKenna (by phone)	Unit 303
Clay Hartley (by phone)	Unit 308
Rob Harper	Toad Property Management
Peggy Langewisch	Toad Property Management
Scott Kelley	Toad Property Management

Rob called the meeting to order at 1:32 pm and confirmed the meeting had a quorum. Rob said notice of the meeting had been given on December 12, 2019.

Tim made a motion to give a Board member the ability to give a proxy, in writing, to another currently seated Board member for any duly noticed meeting. Katherine seconded the motion and it was unanimously approved. Tim said he had a written proxy from JD Crichton for any voting taken at the meeting.

Scout suggested the meeting focus on the parking lot requirements of both the residential owners and the commercial owners for this winter and to discuss global parking lot management improvements for the future which would include Village Center. Scout proposed the administration and enforcement of the parking passes be controlled by Toad Property Management on behalf of Ski Center instead of Village Center administering the parking passes. It was agreed several independent searches had been made of the County records and no documentation outlining entitlements or responsibilities for parking had been found. Tim said he had also reached out to the Town of Mt. Crested Butte to review the approval process for the construction of the Axtel and Elevation Buildings as it appeared Axtel had been constructed without sufficient parking.

Tim said Dr. Sherman, owner of the lower level of Axtel, had confirmed 6 parking passes had been given to the Clinic and Dr. Sherman used 3 parking passes for his own use but would not be selling or distributing any other passes. Rob explained the current method of dealing with parking passes and managing the use of the parking lot. As part of a very long discussion regarding parking and parking passes Clay stressed the need for Ski Center to take control of pass management and enforcement of the parking lot as Ski Center owned all of the parking lot except for approximately 10 parking spaces. Clay said existing parking passes should be pulled and new passes issued in an effort to make people aware of the Ski Center ownership of that land.

Tim said he had informed Ski Patrol that parking next to the Whetstone Building was a privilege and not a right and the parking should not be abused. Vehicles could not be parked past the corner of the building and if a member of Ski Patrol arrived when that area was already at

capacity they needed to drive to a different parking lot. Clay made a motion for every vehicle in the parking lot, including Ski Patrol, to have a valid parking pass displayed except for the 15 minutes Ski School drop off. Katherine seconded the motion and it was unanimously approved.

Rob explained the logistical problems of removing the snow pile which reduced the number of parking spaces during the winter months. Tim stressed Ski School drop off was important to CBMR and suggested assigning 8 spots for Whetstone residential owners, 8 additional passes and the 25 CBMR employees with parking passes would not park in the parking lot during peak periods which would free up spaces for owners and guests of the residential units. Clay stressed the need to assign 16 dedicated spots to Whetstone residential owners and their guests and expressed concern about people abusing the Ski School drop off area.

Rob thanked CBMR for distributing an email alerting parents to the procedure for Ski School 15 minute drop off and said it had been a big help and asked if reminders could be sent during the season. Rob explained the process for staffing the parking lot during Ski School drop off or collection periods.

Tim expressed concern about making drastic changes to the parking layout during the current ski season as snow was already on the ground and parking spaces lost to snow storage and working on a plan to be effective in Spring 2020 would be easier to set up and enforce.

Katherine suggested for the current Winter season assigning 12 spaces in the middle row of the parking lot to Whetstone Units 301-308 and Rob said physically marking those spots would be possible with removable heavy posts, rope and signage. Tim said he would support the assigning of those spaces together with reissuing the parking passes and reviewing the current allocation of passes prior to implementing changes in Spring 2020. Scout clarified Ski School drop off would be restricted to 15 minutes with vehicles only permitted in that drop off area and not the designated parking spaces for Whetstone 301-308 or any vacant spaces in the lot. It was agreed Unit 301 could continue to park in their current location for the Winter season.

Clay made a motion for Toad Property Management to take over control of issuing parking passes and reissue Ski Center parking passes instead of the current Village Center passes. Any old passes used after January 30, 2020 would result in vehicles being towed. Scout seconded the motion and it was unanimously approved.

Scout made a motion to assign the parking spaces on the west side of the center parking lane for the use of Whetstone Units 301-308. Clay seconded the motion and it was unanimously approved.

Scout agreed to speak to Dr. Sherman regarding the parking passes for his units in Axtel and report back to the Board.

It was agreed the next meeting would be 4 pm on Tuesday, January 21, 2020.

Rob agreed to schedule clearing of the snow pile as soon as possible. Rob also agreed to calculate the space taken up by snow storage.

Tim made a motion to adjourn at 3:10 pm. Scout seconded the motion and it was unanimously approved.

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

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