

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
THURSDAY, JUNE 10, 2021 – 9:00 A.M.
VIA ZOOM**

Present:

JD Crichton, 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 9:08 am and confirmed a quorum.

Jordan explained he had spoken to two companies about parking solutions, APS in Denver and Park Mobile, an app. Jordan said the Park Mobile app would provide pass holders with a code for free parking and non-owners parking in the lot would be charged. Park Mobile charged \$250 set up, \$20 per sign, 35 cents per transaction and a 3% transaction fee. Enforcement of parking would still be necessary and additional expenses from APS would be incurred without any additional income if all vehicles had passes. For a gated parking system provided by APS the cost would be \$60,000 including additional costs for set up and upkeep of pay stations and cameras.

It was generally agreed the two options for access control would still involve enforcement of parking and would not address the specific Ski Center/Axtel parking issues.

Scout explained changes to the parking lot spreadsheet discussed at the previous meeting. The County Assessor's figures confirmed the commercial square footage was greater than the residential square footage. Scout said the Ski School Director had confirmed ski school dropoff in the parking lot had started around 1996/97.

Scout said at a recent meeting with representatives of the Axtel Building it had been clear the desire was to manage the lot in an equitable way which was cost effective to all interested parties without incurring legal expenses. Axtel representatives had said the Elevation Hotel did not want parking rights in the lot in the future and Elevation did not pay towards maintenance or snow plowing of the access driveway. Scout explained access, parking passes and parking lot maintenance had all been discussed although no solutions had been proposed. JD said clients of the Elevation athletic club utilized parking spaces in the parking lot without having a pass or the right to do so. Scout said he would be reaching out to the Elevation Hotel to better understand the access and parking relationship between the Elevation Hotel and CBMR.

Jordan explained parking lot patrol/enforcement had cost \$9,000 in 2020 and that cost could be broken down to 70% ski school dropoff control and 30% checking parking passes. JD questioned such a high percentage for ski school and felt the figure was subjective.

Scout explained Axtel used square footage to calculate the level of dues but Ski Center did not base dues on square footage. CBMR had more square footage and a higher number of parking

passes but did not pay a higher dues percentage than all the residential units. JD said he needed to get together with Christian to review the spreadsheet and slides to better understand how to link the cost to manage the lot with square footage, dues and use of the parking lot. Scout said he would meet with the Axtel representatives again as soon as possible and over email the Board would set the date of the next meeting.

At 9:55 am Scout made a motion to adjourn the meeting. JD seconded the motion and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management

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