

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
THURSDAY, MAY 20, 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 9:01 am and confirmed a quorum.

It was agreed minutes of the May 13, 2021 would be approved at the next meeting.

Mauri Scharbauer was welcomed to the Board.

Jordan explained there had been a meeting with Ross Foldetta, Candace Coen of Village Center and Wanda Berth, CB Lodging, to discuss parking, snow removal and parking lot maintenance. Scout said Village Center had concerns about the cost of maintaining the parking lot, the allocation of parking spaces and the percentage of costs paid by Village Center. Scott explained the acreage of the parking lot split between Elevation, Village Center and Ski Center and also explained the number of commercial units and residential units in each building and how the dues were assessed. Jordan explained the process Toad used to enforce flow of traffic in the parking lot during peak ski school drop off and pick up times and pass enforcement. Jordan said the breakdown of expenses was approximately 70% ski school related expenses and 30% parking pass enforcement. Attempts were being made to confirm expenses for the driveway snowplowing which was performed by CBMR.

Scout explained the 2020 allocation of parking spaces to CBMR, Sherman, Clinic, Elevation and residential parking of one pass for Axtel residential and two passes for Whetstone residential. Katherine said the Village Center representatives had expressed concern about the number of commercial vehicles in the parking lot, limited space for residential units and the space taken up by ski school drop off and pick up. Scout said a suggestion had been made to create a new ski school drop off/pick up location so use of the parking lot by those customers would be avoided. Christian said the steep terrain in the suggested area might prohibit use of that area. Christian explained the CBMR needs and said the driveway was plowed by CBMR due to shared interests rather than any written agreement and it was important that all parties cooperated.

It was agreed another meeting would be set up with Village Center to keep the parking discussion moving forward.

Scout explained the plats for the two buildings and Jordan said Marcus Lock of Law of the Rockies had performed some research in the past and might be able to help determine access via the driveway and easements.

It was generally agreed a collaborative approach was necessary as all entities and owners would benefit from a written agreement establishing cost sharing, responsibilities, parking and access.

Jordan said Wanda Berth had provided SealCo bids for maintenance of the parking lot and Jordan said he would continue to follow up with Wanda to discuss the scope of work. Jordan confirmed the patching estimate he had received was approximately \$20,000 for the entire parking lot. Jordan said he would report back to the Board after speaking with Wanda but Village Center had expressed a desire to delay the work until a cost sharing agreement had been established. Jordan agreed to review prior parking lot maintenance and report back to the Board with information regarding frequency and associated costs.

Jordan said Crested Butte Electrical had provided estimates in 2018 and 2019 for electrical work, one for \$25,000 and one for \$50,000. An analysis of the need for electrical work had been provided by REG, in the Fall of 2018, and the analysis had recommended more work than identified in the 2018 estimate. Jordan agreed to reach out to Crested Butte Electrical for current information.

Jordan said Scott at Toad had prepared an RFP for the work discussed during a walk around the building with ASR so engineers and various experts could provide details and cost estimates of needed work and priorities. After discussion it was agreed Jordan would share the RFP with various companies and request the companies break out the various projects so work could be prioritized and the Association would know how much each special assessment needed to be.

Jordan said a CBMR employee had slipped in the parking lot in March 2020 and in March 2021 an attorney representing the employee had made contact with a notice of potential claim and requested the release of information and video footage. Jordan said the accident had not been reported at the time and the letter had been turned over to an attorney for review. Scout said the insurance agent had confirmed slip and fall coverage was provided as part of the existing insurance policy.

It was agreed a Board meeting to discuss the Budget would be held on July 23, 2021 at 10 am via Zoom. The Annual Meeting would be scheduled for September 15, 2021 at 2 pm also via Zoom.

Scout agreed to update the Board by email after the follow up meeting with Village Center. If necessary a Board meeting would be held on June 10, 2021 at 9 am.

Jordan agreed to send out Zoom invites for the three meetings.

At 10:20 am Katherine made a motion to adjourn the meeting. Scout seconded the motion and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management