

**SKI CENTER CONDOMINIUM ASSOCIATION  
ANNUAL OWNERS OWNER’S MEETING  
THURSDAY, OCTOBER 18, 2018 – 2:00 P.M.**

**Present:**

Matt Feier, CBMR	Units 101B, 201B, 202B, 203B
Katherine McKenna	Unit 303
Brian Moran	Unit 304 and 305
Rob Harper	Toad Property Management
Jim Ruthven	Toad Property Management

**Proxy to Katherine McKenna**

Martha Walton	Unit 301
Scharbauer Colorado Trust	Unit 302
LJH Corporation (Lacy Harber)	Unit 306

Rob called the meeting to order at 2:02 pm and confirmed the meeting had a quorum. Rob said notice of the meeting had been mailed on September 20, 2018.

Katherine made a motion to approve the October 18, 2017 meeting minutes. Brian seconded the motion and it was unanimously approved.

Rob explained the addition of rope and the applications of peppermint oil to the rope had been reasonably successful in keeping the birds from nesting on the building. Rob said it had been necessary to reapply the peppermint oil a couple of times. Rob explained the netting below the roof, to also prevent birds nesting on the building, had been damaged on the north end of the building during Clay Hartley’s construction project and would be replaced at the end of that project. Rob said it would be necessary to reapply the peppermint oil in 2019 in an effort to prevent the birds returning to the building.

Rob explained units on the south end of the building had discovered an infestation of bird bugs and Penguin Pest Control had been called in to treat all units. Rob said Penguin Pest Control had recommended the treatment be continued to keep on top of the problem and preventing the birds from nesting on the building would also help mitigate the problem.

Rob explained the Special Assessment in mid-Summer was required to pay for the bird bug remediation and to install a backflow preventer on the fire suppression system. Rob said work was underway to install the backflow preventer which was a State of Colorado requirement.

Rob explained parking lot repairs had been made and the cost was shared with Village Center. Rob said Spectrum had transitioned to digital television service in the valley and boxes had to be installed in every unit and the process throughout the valley had been very difficult but was now complete. Rob said Spectrum wanted the Association to sign a new bulk account for 5 years.

Rob said chimney sweeping would take place on October 30, 2018 and Rob confirmed the windows had all been cleaned during the summer.

Rob said Clay Hartley was unable to attend the meeting to give an update on the progress of the major remodel of his unit and Clay had asked Rob to explain the problems encountered. Rob said the foundation had settled on the north end of the building and the Engineers and Architect were still reviewing options to remediate the matter but the Engineers had amended their initial report as the issue was not as severe as first thought. Rob explained as part of the remodel Clay needed to upgrade the electrical service to meet current code and during an inspection of the electrical service into the building by the State Electrical Inspector the Inspector had expressed concern about water intrusion near the electrical panel for the building and the need to perform significant upgrades to bring the service up to current code. Rob explained Crested Butte Electrical estimated the work at \$25,000 to bring the entire building up to code. Rob said an Engineer had been hired by Clay to perform an electrical load test to determine exactly what was required. Rob explained the cost would be an Association expense and needed to be performed as the current situation was considered a fire hazard.

Matt Feier said Vail Resorts was focusing on integration of the computer and point of sale systems prior to the start of the ski season and no changes to day to day operation around the building were planned for the 2018/19 ski season.

Rob said Toad Property Management was no longer managing the Village Center Condo Association and Rob said he would be meeting with the new managers to discuss the control of parking and parking permits would be distributed as soon as Toad received them.

Rob explained snow removal had been low due to the light snow year and there was approximately \$45,000 in the bank account although invoices for some large projects either completed or underway (approximately \$15,000) had not yet been paid. Rob said a dues increase was not proposed in the draft 2019 Budget and a special assessment might be necessary to cover some of the recently identified infrastructure issues. Matt made a motion to approve the draft 2019 Budget, Brian seconded the motion and it was unanimously approved.

Rob thanked Katherine for her help on the Board and Rob said Matt Feier was willing to replace Ethan Mueller on the Board representing the commercial units. It was agreed expanding the Board was not necessary at this time and Katherine and Matt agreed to continue on the Board for an additional year.

Matt made a motion to adjourn the meeting at 2:27 pm. Katherine seconded the motion and it was unanimously approved.

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