

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, OCTOBER 18, 2023 – 10:00 A.M.
VIA ZOOM**

Present:

Josh Kersten, Tara Schoedinger, Jesse Drees, CBMR	Units 101B, 201B, 202B, 203B
Katherine McKenna	Unit 303
James Harber	
Kat Loughan	Toad Property Management
Nick Sledge	Toad Property Management

Kat called the meeting to order at 10:04 a.m. and confirmed a quorum.

Katherine made a motion to approve the minutes of the September 13, 2023 meeting. James seconded the motion and it was unanimously approved.

Nick said he had inspected the southwest corner of the building and said the damaged concrete, not stucco, was part of the structural integrity of the building. Nick explained rebar was visible in some areas and he had reached out to two local engineers but they were unable to help on that project. Colorado Structural and REG had recommended three Denver structural engineers. Costs to rectify the issue could be in the range of \$100,000 to \$200,000. Tara said she would support engaging a structural engineer and the engineer needed to also inspect other parts of the building which had water damage from the deck above. An inspection of the entire building would be beneficial. Nick agreed to reach out to the three Denver structural engineers and engage one as soon as possible. Nick and Kat said they would try to locate a set of the original plans for the building. Interim repairs would be considered after the structural engineer had inspected the building.

Nick said he had not been able to engage a plumber to inspect the sewer line between floors one and two as plumbers were all too busy to commit to the project. Katherine suggested the entire building be inspected as residential units were also experiencing some issues. Nick agreed to reach out to Benjamin Franklin Plumbers in Montrose and obtain an estimate for a plumbing inspection of the building. As soon as the estimate was available it would be shared with the Board via email together with information from the structural engineer.

Nick explained the snow fence above Unit 308 had been repaired and repositioned. Blue Dog Home Improvement identified and repaired several snow fences on the roof and Blue Dog recommended reinforcing the way the snow fences attached to the roof. Regular snow removal off the roof was necessary as the snow fences could not support a large amount of snow. Blue Dog would continue to complete the snow fence work on the roof prior to the Winter season starting. Nick left the meeting.

Prior to the meeting a draft 2023/2024 Budget had been circulated to the Board. Expenses were based on actual expenses year to date and there was a significant increase in dues, approximately 36.5%. Kat explained the Budget included increases to snow removal, for safety concerns, and a 20% possible increase in insurance.

Kat explained the landscaping/grounds included four flower baskets, maintenance of those baskets and lawn maintenance. Concern was expressed about the cost and Kat agreed to follow up with the maintenance crew and confirm the frequency of the work and the cost of baskets. Katherine suggested the flower baskets be discussed at the annual meeting.

Kat said Parking Lot/Road Patrol was a cost shared with Village Center Condo Association. Kat explained there would be an increased Toad presence in the parking lot during the Winter months.

Kat explained Lenders liked to see 10% of annual operating expenses going to Reserve each year. It was agreed not to budget 10% in the 2023/2024 budget.

Tara suggested leaving the roof snow removal at \$20,000, a similar figure to the 2023 roof snow removal figure when the roof was cleared three times. Kat explained the snow removal figures for 2023 had been reviewed. Josh expressed concern about the high cost of snow removal by hand shovel during January 2023 (a total of 136 hours). That figure had been much lower for the month of February. Josh asked for photographs or some sort of verification that snow removal was actually being performed in the timeframe on the timesheets. The increased Toad presence at the base area would be another way to verify the hours. Tara suggested regular presentation of the maintenance information and cost would be a way for the Board to monitor expenses.

Kat agreed to redraft the 2023/2024 Budget and circulate to the Board via email. The next meeting was scheduled for November 7, 2023 at 10:00 a.m. (MT)

At 11:12 a.m. Katherine made a motion to adjourn the meeting. Jesse seconded the motion and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management