

**SKI CENTER CONDOMINIUM ASSOCIATION
ANNUAL OWNERS OWNER’S MEETING
TUESDAY, OCTOBER 20, 2020 – 2:00 P.M.**

Present:

JD Crichton, Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
Scout Walton (proxy from Martha Walton)	Unit 301
Katherine McKenna (by phone)	Unit 303
Clay Hartley	Unit 308
Rob Harper	Toad Property Management
Scott Kelley	Toad Property Management

Proxy to Katherine McKenna

Scharbauer Colorado Trust	Unit 302
Whetstone 304/305 LLC	Units 304 and 305
306 Whetstone LLC	Unit 306

Proxy to Christian Robertson

Tim Baker	Units 101B, 201B, 202B, 203B
-----------	------------------------------

Scott called the meeting to order at 2:04 pm and confirmed the meeting had a quorum. Scott said notice of the meeting had been mailed on September 28, 2020.

Clay made a motion to approve the December 10, 2019 meeting minutes. Scout seconded the motion and it was unanimously approved.

Scott said maintenance repair had been performed on the roof, the railing project required by the insurance company had been completed and some small repairs around the building.

Clay said he had been unable to get a response regarding the electrical work as contractors were so busy. Scott said there was a shortage of plumbers and electricians in the valley. Clay agreed to call CB Electric again regarding electrical service and also share the REC information on the electrical scope of work for the building.

Scott said ASR, a Denver contractor, had submitted a proposal for stucco repair of approximately \$15,000 and repair to the deck/landing and staircases for approximately \$13,000. Scott said the proposals did not include concrete repair on the decks near the Ski School entrance. Scott explained temperatures were due to drop sharply in the next week and it might be too late to perform any stucco work. ASR had expressed concern about demolition and rebuilding the staircases as the Town of Mt. Crested Butte would require the staircases be rebuilt to current code which would create a lot more work and permitting difficulties. ASR had recommended supporting the staircases from underneath. After discussion it was agreed Clay would reach out to Dan Murphy, a local architect, to review the staircases and make recommendations. During the winter the Board would continue to contact contractors and a specific scope of work would be prepared so an extensive remodel could start in the Spring. Scout agreed to contact Jeremy Fernandez to check availability of his contractor to work on the stairwells.

Rob said Ben White, a local architect, had been involved in the design work for Village Center as well as Ben acting as project manager. Pinnacle Construction had performed the work and Christian said the project did not appear to go smoothly and was still not completely finished. Rob and Christian said ASR appeared to be a better option. Rob explained ASR worked with Denver architects and engineers as well as providing their own employees. It was generally agreed there would be a benefit to having one team help address all the issues with the building as well as assisting with a 10 year plan.

Concern was expressed about parking passes, Dr. Sherman selling parking passes, passes being copied and too many Ski Patrol vehicles being parked next to the building. Parking in 2020 had worked better with the 12 spaces marked off for the Whetstone Building but parking continued to be a concern. Scout presented a parking pass spreadsheet and a long discussion followed regarding the allocation of parking passes. Rob explained Elevation Hotel owned a small section of the parking lot and for the past few years the Elevation Hotel had received three parking passes, to be used in the parking lot. Christian said Covid-19 would have an impact on CBMR operation during the winter season and that would also impact parking. Christian and JD explained some CBMR parking lot pass holders had parked in other locations during the busy parts of the season to reduce the pressure on the Axtel and Whetstone parking spaces and that would continue.

After a long discussion it was agreed to have a Board meeting on November 2, 2020 at 2:00 pm to discuss the parking lot spreadsheet and using color coded parking passes. It was generally agreed parking for the 2020/2021 ski season would be very similar to the prior year and any significant changes would probably be implemented in the future. Clay suggested CBMR or the Town install additional signage to the general parking lots to make it clear the Whetstone and Axtel parking was permit only. Clay asked if CBMR could provide a turnaround area at the top of the building in the Summer months to make it easier and safer to utilize the parking at the front of the building.

Scout made a motion to approve the 2021 Budget as presented. Katherine seconded the motion and it was unanimously approved.

Scott explained Scout and JD were willing to continue on the Board for three year terms and no additional names were put forward. Scout and JD were elected to the Board for three year terms by a majority of owners with Clay opposed to the commercial units having three representatives on the Board.

At 3:22 pm Katherine made a motion to adjourn the meeting. Scout seconded the motion and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management