

**SKI CENTER CONDOMINIUM ASSOCIATION
ANNUAL OWNERS OWNER’S MEETING
MONDAY, SEPTEMBER 13, 2021 – 10:00 A.M.
VIA ZOOM**

Present:

Scout Walton (proxy from Martha Walton)	Unit 301
Mauri Scharbauer	Unit 302
Katherine McKenna	Unit 303
Robert Harmon and Vanessa Lee	Unit 307
JD Crichton, CBMR	Units 101B, 201B, 202B, 203B

Rob Harper	Toad Property Management
Jordan Brandenburg	Toad Property Management

Proxy to JD Crichton

Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
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Proxy to Scout Walton

Whetstone 304/305 LLC	Units 304 and 305
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Jordan called the meeting to order at 10:07 am and confirmed a quorum. Jordan said notice of the meeting had been mailed on August 16, 2021.

Mauri made a motion to approve the minutes of the October 20, 2020 meeting. Scout seconded the motion and it was unanimously approved.

Jordan explained the Board had been discussing future maintenance projects and had approved a 2022 Budget. Jordan said the 2022 Budget proposed a dues increase to build funds for future maintenance projects. EC Electric had provided an estimate for electrical upgrades. Rob said the electrical upgrade was essential but plumbing issues also needed to be addressed as Toad had responded to several leaks during the past year.

Unit 307 said the unit was not wired for internet from Spectrum and CenturyLink had been the only option for internet and the service was very slow. Rob suggested the owner contact Electronic Solutions and find out what it would take to join Unit 307 with the Spectrum service. No timeline was known at the present time for an exterior remodel.

Jordan explained Katharine McKenna was willing to continue to serve on the Board. Scout made a motion to appoint Katharine to the Board for an additional three year term. Mauri seconded the motion and it was unanimously approved.

Jordan said Tim Baker had completed his term on the Board. JD agreed to follow up on an additional commercial unit Board member and report back to the Board.

Rob explained the recent sewer clog in Units 308 and 307. No demolition was necessary and cleanup had been performed. Jordan said a backflow preventer had been installed in Unit 308 to reduce the chance of a repeat at that unit. Rob said additional work needed to be performed to address the plumbing issues throughout the building. Residential plumbing could be accessed through the ceiling of the commercial units. JD stressed the need for a 10 year capital plan to prepare for essential upgrades to the building.

Rob explained the management fee needed to increase by 50% in response to labor and housing shortages throughout the valley. Rob said the increase could be absorbed in the 2022 Budget as a dues increase had already been proposed. However, repairs, maintenance and upgrades should be considered and funds needed to be available in a reserve account.

Scout said a request had been made for an engineer to provide a report identifying the projects which needed to be completed and the priority of those projects. Scout explained he had reached out to a civil engineer, Randy Sackett, and also requested a plan for the parking lot striping. Scout said the company, SCJ Alliance, would be able to focus on the parking lot design during the winter so work could be performed in the Spring after a survey had been prepared. Rob stressed the need to repair potholes in the parking lot before the Winter. Jordan said SealCo had provided a bid for \$37,000 to complete the work in just the Ski Center parking lot side and not performing work on the Axtel side. JD asked for clarification of the work proposed and the priority of projects so the commercial units could plan one year in the advance for any large special assessments. Rob said he would reach out to SealCo to find out if it would be possible to perform work prior to the winter.

Scout said he had met with Gary Powers, of EC Electrical, and Gary had provided a proposal dated August 31, 2021 for electrical work. The total number for the electrical work was approximately \$107,000. Scout explained there were 14 different electrical lines/panels coming into the building, 8 residential and 5 commercial, and the proposal was to bring those lines into compliance with current regulations and expand capacity for future electrical demands and upgrades. The cost for the work had increased significantly over the past couple of years. Scout said the \$107,000 did not include everything and various exclusions, such as excavation, would be an additional cost. Scout said the work would be approximately 15 weeks and the current proposal would be good for about a month. Toad agreed to reach out and obtain estimates for the excavation portion of the work.

Toad agreed to reach out to plumbers to obtain an estimate for upgrading the plumbing and addressing the sewer lines.

JD asked Toad for a breakdown of the various projects, listing priority of the projects and any safety concerns associated with each project, so approval from CBMR for the work could be obtained.

Scout and JD agreed to meet to discuss how the costs associated with the various projects would be divided between commercial and residential. The Covenants stated each unit was responsible for 1/12th of the costs and dues were currently assessed on a 60.4%/39.6% basis.

Scout agreed to follow up with surveyors.

Kathleen made a motion to adjourn the meeting at 11:25 am. Scout seconded the motion and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management

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