

**SKI CENTER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
WEDNESDAY, SEPTEMBER 13, 2023 – 10:00 A.M.  
VIA ZOOM**

**Present:**

Josh Kersten, Tara Schoedinger, Jesse Drees, CBMR	Units 101B, 201B, 202B, 203B
Mauri Scharbauer	Unit 302
Katherine McKenna	Unit 303
James Harber	
Kat Loughan	Toad Property Management
Brandon Cvilikas	Toad Property Management

Kat called the meeting to order at 10:02 a.m. and confirmed a quorum.

Kat explained the snow removal expenses exceeded Budget as it had been a 300 plus inch snow season. Kat said the roof was shovelled three times in addition to the frequent ground snow removal and ice mitigation.

Tara stressed the need to focus on safety and to prioritize some of the safety projects, such as shovelling the roof more frequently and repairing stucco. Tara suggested the Board meet more frequently. Kat explained crack sealing had been performed in one area to stop a leak and in 2019 a bid had been obtained for stucco repair. Kat said the stucco repair was on the Agenda as a Capital Project and the freeze and thaw during the Winter had made the condition of the stucco worse. Katherine said the 2019 bid had been put on hold so a much larger repair of the exterior of the building could be considered. Covid had then happened and the project did not move forward and now the Association needed to make a decision to patch areas or go for a much larger project.

Kat said Toad had reached out to contractors and would continue to follow up so estimates could be obtained for repairing the stucco on the underside of the southwest corner and also an estimate for the stucco on the entire building. Those estimates would be shared with the Board as soon as possible. Tara stressed the need to have the underside of the stucco in the southwest corner completed prior to the start of ski season.

Kat explained Blue Dog Home Improvements would continue to be available to shovel the roof at the Whetstone Building and Pete of Blue Dog would continue to monitor the roof to determine when work needed to be performed. Kat said Blue Dog had proposed some suggestions for the repair/replacement of snow fences and the area above Unit 308, which had recently occurred, would be part of that work.

Kat confirmed during the Winter months there would be a daily presence at the building and that individual would report any issues with the building/parking lot. Kat said the metal stairs had been repaired. Kat agreed to share the contact information for the Maintenance Manager (Ethan) and encouraged owners to reach out to either herself or Ethan to report any concerns or with questions. Kat said the Toad team had been increased and it would be possible to spend more time identifying and repairing maintenance items.

Kat said Vision Accounting would be distributing monthly financial reports and said the end of August figures would be available very soon. Katherine suggested sharing bank statements on a quarterly basis so the Board would have a better understanding of the cash available and Kat agreed to provide those. Katherine said board meetings were generally once a year unless there was a need for additional meetings. Tara suggested more frequent meetings to discuss the essential repair projects.

Kat said going forward the financials would be adjusted to correctly reflect the fiscal year to date figures and not based on a calendar year. Kat explained expenses were running at \$151,430 against a Budget of \$125,910. An invoice of \$30,559 for electrical work had been paid in January to CB Electric although the work had been completed in 2022. Tara expressed concern that the \$30,559 made the expenses versus budget appear worse than it actually was and Kat agreed to review that with Vision Accounting.

It was generally agreed quarterly Board meetings would be beneficial.

Kat agreed to research the January ground snow removal figures and also the February and March water and sewer figures as those amounts were significantly higher than other months.

Kat said capital projects could include stucco repair and snow fencing and Katherine said the plumbing needed to be checked as several leaks had occurred in the past. Jesse said he thought the plumbing pipes might be the original cast iron. Kat agreed to reach out to local plumbers for an evaluation.

Katherine made a motion to repair the stucco at the southwest corner of the building and any other areas required from a safety perspective. Tara seconded the motion and it was unanimously approved. Kat agreed to follow up with Blue Dog and get the damaged section of snow fencing (above Unit 308) removed as soon as possible.

Kat said a draft Budget would be available in the next week and estimates for capital projects would be obtained as soon as possible. The next Board meeting was scheduled for October 18, 2023 at 10 am (MT).

Kat agreed to send a copy of the Management Agreement to the new board members and Kat explained the Association's governing documents were all on the website, [toadpropertymanagement.com](http://toadpropertymanagement.com). Kat also agreed to share the 2019 stucco quotes as well as any new quotes were obtained.

Kat confirmed a credit would be issued for cable and internet expenses as the service had been cancelled.

At 10:52 a.m. Katherine made a motion to adjourn the meeting and the motion was unanimously approved.

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Prepared by: Rob Harper, Toad Property Management