

**SKI CENTER CONDOMINIUM ASSOCIATION  
OWNER'S MEETING  
AUGUST 21, 2025 – 10:00 A.M.  
VIA ZOOM**

**Present:**

Mauri Scharbauer	Unit 302
Katherine McKenna	Unit 303
James Harber	Unit 306
Vanessa Lee	Unit 307
Melinda Bron	Unit 308
Heather Driggs Jared Martin, Billy Morgan, CBMR	Units 101B, 201B, 202B, 203B
Alex Summerfelt	Toad Property Management

Jared called the meeting to order at 10:02 a.m. and Alex confirmed a quorum. Alex said notice of the meeting had been mailed on August 11, 2025.

The Commercial unit members of the Board introduced themselves.

Katherine made a motion to approve the minutes of the July 29, 2024 annual meeting. Mauri seconded the motion and it was approved by a majority with three abstaining.

Alex explained the purpose of the meeting was to discuss the proposed special assessment and the amendment of the 2024/2025 Budget. The special assessment of just under \$800,000 would be for first floor concrete repairs, Bellyband and stair and railing upgrades. A 10% buffer had been included in the special assessment figure. If it was not necessary to use the buffer funds the owners would vote on how to refund or retain the money.

Contractors had been selected for the three projects and Alex explained the scope of work for each project. An engineer had identified the essential work and approved the three selected Contractors. Bart Laemmel, a local building consultant, had also inspected the building and made recommendations.

Alex explained the 2025/2026 Budget included funds for a Reserve Study. The proposed special assessment would cover three essential projects and a Reserve Study would identify other projects and the anticipated timing for those projects. Reserve funds would be collected in preparation for those future expenses.

Alex said it was crucial to start the work as soon as possible to avoid low temperatures and snow. Delta would start the work on the concrete and then Fab Logic would complete the metal railings and Oaks Brothers would work on the Bellyband. Delta believed the work could be completed during the day in September as the temperature needed to be above 40 degrees for the top coat of the concrete. All work would be completed by the first week of November 2025.

Alex explained the special assessment would be invoiced in three equal installments on August 22, 2025, September 22, 2025 and October 22, 2025. Payment would be due 30 days after the date of the invoice. Owners were encouraged to make full payment for the entire project.

Concern was expressed about the cost of the metal work. Alex explained all railings around the first floor deck would be replaced as well as the stairwell.

No veto was presented for the proposed \$797,880.60 Special Assessment as presented. The 2024/2025 Budget was amended for that Special Assessment and Capital work.

Alex explained the State required parking signage to also be in Spanish. Alex said he was working with the neighboring building to update parking lot signage.

Alex said a Reserve Study was recommended for the building. Alex confirmed at least three bids for the Reserve Study would be obtained.

If the 10% Buffer for the Special Assessment work was not used Billy recommended the Association retain the money for future Capital projects.

Alex agreed to check the legal street address for the building as there had been some confusion whether the building was 12 or 14 Snowmass Road.

At 10:38 a.m. Katherine made a motion to adjourn. Jared seconded the motion and it was unanimously approved.

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Prepared by: Rob Harper, Toad Property Management