

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
WEDNESDAY, JANUARY 31, 2024 – 12:00 A.M.
VIA ZOOM**

Present:

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

Kat called the meeting to order at 12:02 a.m. and confirmed a quorum.

Katherine made a motion to approve the minutes of the October 18, 2023 meeting. Josh seconded the motion and it was unanimously approved.

Prior to the meeting a proposal from a structural engineering company, Thornton Tomasetti, had been distributed to the Board. Nick explained Thornton Tomasetti would inspect the building and make a proposal for structural repairs. The cost for the inspection/recommendation would be \$10,000 and there would be additional charges for CAD drawings. Tara suggested obtaining an estimate of the cost to also have the detailed plans which could be presented to contractors for bids.

Nick explained temporary repairs to the deck were not an option at this time and recommended getting the engineers report and then scheduling work to be performed in Spring/early Summer.

Katherine said external repairs would be an Association expense but cosmetic repairs inside the building needed to be addressed by the owner.

Katherine made a motion to hire Thornton Tomasetti to perform the site visit and provide a Condition Assessment Report. Mauri seconded the motion and it was unanimously approved. Nick agreed to contact Thornton Tomasetti and get on their schedule. Nick said board members were welcome to join any meeting with Thornton Tomasetti. The cost would be paid from the Reserve Account.

Kat said snow had been removed from the roof three times during the Winter. Josh asked if snow could be promptly removed from the area near the stairs/locker rooms. Kat confirmed the Toad maintenance crew would address that area. Kat explained snow fencing on the south side of the roof had been damaged and would be repaired as part of the current roof snow removal.

Kat explained Lacy Construction had hauled snow from the parking lot at short notice so it was not possible to have all vehicles removed. Kat said efforts were underway to schedule another date when all of the lot could be cleared. Tara asked if the entire lot could be cleared prior to Presidents Weekend. Monitoring of parking in the lot would be increased for the holiday

weekend. Kat said towing options had been restricted by legislation. Kat explained she would work with the tow company to determine the best option for having vehicles removed. James suggested utilizing “boots” on vehicles and obtaining payment to release a vehicle. Kat said she would share current legislation on parking in private lots with the Board and also reach out to other property management companies. Jesse suggested contacting the local Police Department to obtain a name of the vehicle owner and Kat agreed to follow up. Katherine suggested additional signage to clearly mark the area as a private lot and explain where to park.

Kat said final December 2023 financials were not yet available. Kat explained preliminary figures were available. Roof snow removal was currently at \$25,000 and that figure included some small roof repairs which were performed immediately after the snow removal. Katherine said bank statements had not been received by the Board and Kat agreed to continue to follow up with the Bank. Kat explained the change at Bank of the West to BMO had resulted in the delay.

Kat explained in the future Board members would have access through the AppFolio software to all of the Association’s financial records.

Katherine suggested all board members receive a copy of the Association’s tax return prior to the President of the Association signing.

Kat said she would circulate to the Board some examples of new signage for the parking lot.

Once information from the structural engineers was available an annual meeting with all owners would be scheduled.

At 12:55 p.m. Katherine made a motion to adjourn the meeting. The motion received a second and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management