

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, MAY 20, 2025 – 10:00 A.M.
VIA ZOOM**

Present:

Billy Morgan, CBMR
Katherine McKenna
Mauri Scharbauer
James Harber
Alex Summerfelt

Units 101B, 201B, 202B, 203B
Unit 303
Unit 302
Unit 306
Toad Property Management

Katherine called the meeting to order at 10:13 a.m. and Alex confirmed a quorum. Notice of the meeting had been sent on May 18, 2025.

Katherine made a motion to approve the minutes of the February 19, 2025 meeting as presented. Mauri seconded the motion and it was unanimously approved.

Alex explained, as agreed at the February 2025 meeting, drawings had been 75% completed for two options to deal with the concrete. One option involved replacement of the concrete and one option replaced concrete with the metal grating used on other parts of the building. Delta Structural Technology had submitted a March 24, 2025 bid for a new method to deal with the concrete. The new method would be stronger than the original concrete psi and the cost was \$465,000. The bid was less than other options despite including additional work. The surface would need to be sealed on a regular basis to protect the surface in future years.

Alex recommended having work performed on the metal railings and the metal stairway at the same time as the concrete repair. Fab Logic had provided a bid of \$143,210 for the metal work. Heating of the metal to reduce snow clearing on the stairway would also be investigated.

Alex explained the engineer had not identified issues with the staircases up to the residential units. The concrete steps going from the deck to the parking lot near ski patrol was not included in the Delta Structural price but would require attention. An estimate would be requested. Billy suggested metal be incorporated in the staircase as many people using those steps had ski boots on.

Alex said Oaks Brothers had submitted a proposal for the “bellyband” around the building. Alex recommended the work be carried out and the cost would be \$117,136.

The cost of all projects would be divided between owners. CBMR would be responsible for 39.4% (\$314,364.96) of the cost and each residential unit would be 7.6% (\$60,439.46 per unit) on a \$797,880.60 total assessment which included a 10% buffer. Billy said he would present the information to CBMR and determine when the CBMR portion of the work could be made available prior to presenting the information to all residential owners. Alex would determine the deposit required by each contractor and the timing. It was generally agreed the project needed to move forward as quickly as possible. Delta Structural estimated 6 to 8 weeks to complete their portion of the project.

Katherine made a motion to instruct the engineer to provide completed (100%) plans using the system proposed by Delta Structural. Billy seconded the motion and it was unanimously approved. Once the drawing was completed Delta Structural would finalize their proposal and the price might alter up or down.

Alex explained the State of Colorado regulations for owners paying special assessments.

Billy suggested delaying the Bellyband work until the following year so costs would be spread a little for owners. A temporary repair to the Bellyband could be considered for one year if necessary although performing the three projects was the preferred option.

Alex agreed to draft a letter to owners to alert them of a large special assessment once the final plans and details of the three projects had been finalized.

Alex said he had been working with CBMR to discuss parking lot needs and control. Alex said gravel would be spread before and after snow removal by the skidsteer. The extra work would make the parking lot less slippery for pedestrians walking across the lot. Parking lot patrol would be coordinated with the busy hours of CBMR operation. Katherine suggested an indemnity clause for the public, including employees, guests, ski school customers/parents, using the parking lot. Alex said he was investigating internet possibilities so that security cameras could be utilized.

Alex explained general operating costs of the building would be kept as low as possible while the large capital projects were underway.

At 11:00 a.m. Mauri made a motion to adjourn the meeting. James seconded the motion and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management