

**SKI CENTER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MONDAY, OCTOBER 7, 2024 – 10:00 A.M.  
VIA ZOOM**

**Present:**

Josh Kersten, CBMR  
Mauri Scharbauer  
Katherine McKenna  
James Harber  
Alex Summerfelt

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

James called the meeting to order at 10:03 a.m. and Alex confirmed a quorum.

Katherine suggested providing owners with periodic updates so owners understood the projects being considered by the Board and could prepare for any special assessments or dues increases.

Alex said concrete work could not happen prior to the start of Winter as two contractors had to postpone. Alex suggested shoring up the specific areas prior to the work being performed in the Spring/Summer. The temporary shoring up might not be necessary but it would be a good safety plan. It was agreed to go ahead with the temporary shoring and Alex would continue to research and schedule the work.

Alex explained Bart Laemmel, B2 Building Science, had inspected the building and the engineering report. Oaks Brothers, who recently worked on The Plaza building, had provided a bid for work on the lower part of the wall by the first level (belly band). A rough estimate of \$117,136 had been provided and did not include painting of the stucco. The work could not happen until the structural work on the lower level had been performed. Stucco work, including painting, on the remainder of the building would then be necessary.

Alex said he was reaching out to multiple contractors and felt confident that contractors would be available to complete the work in Summer 2025.

Alex explained interest bearing accounts and CDs had been researched to hold funds prior to work commencing. Owners would be given the opportunity to pay special assessments as a lump sum or in installments. Alex suggested a special assessment of \$250,000 for the structural work although additional funds might be necessary once contractors provided detailed bids. Alex said he would draft a revised Budget and another owner meeting could be held to discuss.

Alex said some offseason tidy-up of the parking lot and around the building would be approximately 15 hours of labor. Alex explained new signage, private lot, no public parking, etc, would be in place prior to the start of Winter. It was agreed to restrict offseason tidy-up work but to aggressively enforce parking regulations at the beginning of the season and continue at peak times during the season if necessary.

Bart Laemmel, B2 Building Science, had submitted a Contract as a third-party consultant and conducting quality control of the projects. The cost was \$140 per hour and Bart would submit

regular reports. It was unanimously agreed to engage Bart Laemmel to oversee the upcoming projects.

Executive Session was not required.

At 11:53 a.m. Katherine made a motion to adjourn the meeting. Mauri seconded the motion and it was unanimously approved.

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Prepared by: Rob Harper, Toad Property Management

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