

**SKI CENTER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MONDAY, OCTOBER 25, 2021 – 11:00 A.M.  
VIA ZOOM**

**Present:**

Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
Scout Walton	Unit 301
Mauri Scharbauer	Unit 302
Katherine McKenna	Unit 303
Rob Harper	Toad Property Management
Hannes Gehring	Toad Property Management
Joe Robinson	Toad Property Management

Rob called the meeting to order at 11:10 a.m. and confirmed a quorum.

Katherine made a motion to approve the minutes from the June 10 and August 11, 2021 Board Meetings. Scout seconded the motion, and it was approved unanimously.

Rob said that Scout and Toad had been doing a significant amount of work on the electrical issue and had identified an electrician to complete the work and a contractor to run power into the building from the transformer. Rob said that the contractor, Apeiron Utility, could perform underground directional boring and bore a pathway to run electricity into the building without the need for trenching. The cost for the directional bore would be \$5,000. Rob said that the proposal for the EC Electrical's work inside the building would be approximately \$108,000, exclusive of permitting. Rob said he expected the permitting cost to be about \$1,000.

Christian said that he had completed an internal proposal at CBMR explaining the scope of the work and a justification for why the work needed to be completed outside of the budget cycle. Christian said he expected a final response very soon.

Scout said that a large portion of the \$108,000 cost for the electrical work was tied to the price of copper wire, which was subject to increase after October 31st. It was generally agreed to schedule a meeting for 11:00 am on Friday, October 29th for further discussion, in the hopes that Christian, on behalf of CBMR, would by then be authorized to vote on the \$130,000 Special Assessment.

Scout said that he would call Gary from EC Electric to see if there could be an extension to the October 31st deadline. Rob said that he would finalize the estimate for the permitting costs.

Rob agreed to send a meeting invitation for October 29th including the Zoom link.

Rob said that Toad had been casting a wide net for available plumbers but had not been able to find someone to take on Ski Center's plumbing project before spring. Rob said he had one more contact that might be available and hoped to have a proposal for the Board soon.

Rob thanked Scout for his work on the parking lot project and said that Scout had circulated the agreement with Village Center to manage the parking lot for the next 5 years. Scout said that the agreement wasn't 100% solidified, but that the existing document was a good place to start the conversation with CBMR and the Boards of both entities. Scout explained that the agreement outlined the proposed allocation of parking spaces between residents of each building and CBMR. Scout said the number of parking spaces used by each entity was tied to the cost of maintaining the parking lot and the allocation of spaces was set out in the agreement. Christian thanked the residential owners for their work on the agreement and said he would provide comments after reading through the details of the document and consideration of commercial unit parking and skier drop off.

There was a discussion regarding the Elevation's maintenance responsibilities in the agreement, and Scout confirmed that there were no parking allocations in the proposed agreement for the Elevation.

Scout said the agreement did not cover the mechanics of splitting the maintenance billing between Ski Center and Village Center. Rob said he would confirm with Wanda at Village Center that Ski Center would be open to costs being shared between the two associations at the time the costs were incurred and not waiting until the end of the season for reimbursement.

There was a discussion of the need for patching in the parking lot. Rob confirmed that the work would cost about \$30,000 if SealCo could schedule the work before the ski season. Christian agreed the parking lot required repair but stressed the maintenance of the parking lot needed to be part of the larger agreement and a capital plan needed to be prepared for future capital projects.

Scout said that the SealCo bid included striping of the parking lot but at the present time there was not a striping plan in place and a survey needed to be completed. Scout said he would try to have more information available for the October 29th meeting.

Rob said that he would provide a budget for the Parking Lot Management Agreement. Rob also agreed to talk to SealCo and get an updated bid for the parking lot, excluding striping.

At 12:05 pm Scout made a motion to adjourn the meeting. Mauri seconded and it was unanimously approved.

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Prepared by: Rob Harper, Toad Property Management