

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
FRIDAY, OCTOBER 29, 2021 – 11:00 A.M.
VIA ZOOM**

Present:

Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
Jill Higgins, CBMR	
Scout Walton	Unit 301
Mauri Scharbauer	Unit 302
Rob Harper	Toad Property Management
Joe Robinson	Toad Property Management

Proxy to Mauri Scharbauer

Katherine McKenna	Unit 3
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Rob called the meeting to order at 11:02 a.m. and confirmed a quorum.

Rob said that the main purpose of the meeting was to discuss approval of the electric service upgrade and asked Christian whether he had been authorized by CBMR to approve the Special Assessment for the electrical work. Christian said that he had not yet received authorization to vote on the Special Assessment.

Scout said that EC Electric believed that the price of copper had stabilized, and there was therefore less chance of a large increase in the cost of the copper wire needed for the work. Scout said there was a possibility that EC Electric would be able to extend their original bid at its current price for another 30-day period.

Rob said that the Town of Mount Crested Butte would require a \$500 deposit for any excavation or boring. After a conversation with EC Electric, Rob felt confident that the total cost of permitting for the project would only be \$1,000-2,000, but that there was a possibility GCEA would charge an additional hookup fee. Rob said that the goal was to avoid extensive interior work such as tearing out drywall, but if such work turned out to be necessary, it would necessitate a building permit as well.

Christian said that he had provided CBMR leadership with all of the information necessary to make a decision, but that he was not able to predict how soon a decision could be anticipated.

There was a discussion of whether residential owners should commit to funding the work up front and lock in the current bid price from EC Electric, or postpone making a decision in the hopes that EC Electric would be able to extend the deadline for accepting their bid at its current price while Christian waited for CBMR's authorization. Christian said it was possible that CBMR would not approve the expenditure for the work until the next fiscal year, which would begin August 1, 2022.

Rob reminded the Board that financial responsibility for the \$130,000 Special Assessment was divided according to the Bylaws, with CBMR responsible for 39.4%, or \$51,220, and residential owners responsible for 60.6%, or \$78,780 (\$9,848/unit).

It was generally agreed to continue waiting for CBMR's response to Christian's request for authorization.

Scott and Mauri agreed that they were ready to authorize the work on behalf of the residential owners as soon as Christian received authorization from CBMR to move forward. Christian committed to alerting the Board when he had received a response, and Rob said that he would circulate a Resolution approving the work for Board Member signatures as soon as Christian was authorized to sign.

There was a long discussion about parking lot improvements. Scout said that he had spoken with an engineer and a surveyor regarding the Striping Plan. Developing the Striping Plan would require compiling data on the use of the lot from interviews with CBMR Ski and Ride representatives and Toad. That data would be used to create an "As-Is" Plan demonstrating how the lot is used today, an optimized version of the current Striping Plan, and suggested alternative Striping Plans. The survey would include the boundaries of the entire lot and would distinguish between Village Center, Ski Center, CBMR, and residential use boundaries. Scout said that the survey would be necessary to inform any future drainage studies, redevelopment plans, or other site work in the parking lot. Scout said that the Axtel portion of the lot could also be included for an additional cost if the Axtel building was amenable to participating in the plan.

Scout said that upcoming necessary expenses for the parking lot included \$36,000 for Sealco's contract, \$3,500 for the survey, and \$7,500 for the engineering work, for a total of \$47,000. Christian said that it was more difficult to get authorization from CBMR for unplanned Special Assessments versus planned-for capital expenses that could be built into CBMR's budget cycle. Christian recommended planning for a Reserve Study and agreeing on an Annual Assessment for the Reserve Fund. Christian said that the Parking Lot Management Agreement was a great first step towards better long-term planning and would lead to improvements in use this winter, but that future parking lot improvements would need to be planned for and built into CBMR's budgetary cycle. Christian said that having Ski Center budget projections ready for CBMR's finance team by spring would enable him to have more confidence about CBMR's ability to commit to financial obligations when building the Ski Center budget in the fall.

Rob said that a Reserve Study would cost approximately \$3,000-5,000. Scout asked that Toad put together a plan with known upcoming expenses, including the cost of the Reserve Study, to start the process.

Scout suggested that the Association go ahead with funding the parking lot survey before winter, so that the Association would have the necessary data to act when they were ready to fund more work next year. Rob said that the Association had sufficient funds in the bank to fund the study without a Special Assessment.

Scout made a motion to authorize himself to commission Norman Whitehead to conduct a survey of the Whetstone lot for \$3,500, to include data on boundaries, topography, and needed improvements. Mauri seconded, and the motion was unanimously approved.

Mauri suggested that the Association also take some steps to patch the larger potholes in the parking lot. Rob said that Toad would apply some cold patch as a temporary solution.

There was a discussion of the Parking Management Agreement. Christian said that he thought the document was a great first draft, but that it was lacking some clarity on the parking allocation for the Village Center side, and CBMR had questions about its designation as a “third party” in part of the document.

Scout said that he had spoken with a residential Village Center owner about the Agreement, and it had been suggested to ask the attorneys representing Village Center and Ski Center to meet and finalize the Agreement jointly. Christian said that CBMR’s legal team would also need to look at the document.

It was generally agreed that there were some outstanding issues to discuss, including management of the traffic flow for skier drop-off, the number of parking spaces for the clinic, division of responsibility for maintenance of the driveway, Toad’s billing for parking lot maintenance, and the Elevation Hotel’s responsibility for maintenance. Scout said that no progress had been made with regard to the Elevation Hotel’s use of the parking lot, since Village Center was waiting until the Agreement was finalized to broach those discussions.

It was generally agreed to allow CBMR’s legal team to look at the Agreement and produce a new draft before residential owners met to finalize the Agreement.

It was agreed to hold the next meeting on November 18th at 4:00 p.m.

The meeting adjourned at 12:24 p.m.

Prepared by: Rob Harper, Toad Property Management