

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
THURSDAY, NOVEMBER 18, 2021 – 1:00 P.M.
VIA ZOOM**

Present:

Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
Jill Higgins, CBMR	
Rob Pennie, CBMR	
Katherine McKenna	Unit 3
Scout Walton	Unit 301
Rob Harper	Toad Property Management
Joe Robinson	Toad Property Management
Wanda Bearth	CB Lodging, Village Center
Sierra Bearth	CB Lodging, Village Center

Proxy to Katherine McKenna

Mauri Scharbauer	Unit 302
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Rob called the meeting to order at 1:04 p.m. and confirmed a quorum.

Rob said that Wanda Bearth of CB Lodging was in attendance to represent the Village Center Board during the discussion of the draft Parking Management Agreement.

Wanda raised the issue of the process for annually selecting a management company for the parking lot. Wanda said that CB Lodging was not interested in managing the parking lot, and Village Center agreed with choosing Toad as the manager for the parking lot this year. However, Village Center had reservations about wording in the Agreement that designated Toad as the default manager of the lot for each year that all parties were not able to agree on a management company at an annual planning meeting. Scout said that he believed this wording was necessary to guarantee that the lot secured management each year in a timely fashion. Wanda said that the Village Center Board would likely need to discuss this further.

Wanda said that Village Center was expecting the Elevation to participate in covering the costs of plowing the lot.

There was a long discussion of parking spot allocations. Christian said that Ski Center had allocated 16 spaces from their portion of the parking lot to CBMR, but Village Center had not yet made its CBMR allocation clear. Christian said that part of his task as a CBMR representative was to plan for the most efficient use of the CBMR spaces in the lot, and he needed to know the total allocation of spaces in order to plan effectively. Christian said that CBMR's allocation on the Ski Center side was based on CBMR's percentage of dues, which he believed was a logical way to allocate spaces.

Wanda raised the question of parking allocation for the Clinic on the Village Center side of the lot. Christian said that if CBMR's allocation was to be determined by the percentage of dues

paid, then that system should apply to the clinic as well. Based on percentage ownership in the building, CBMR would get 8 spaces and the clinic would get 3 spaces. Christian was open to the idea of CBMR providing one of its designated spaces to the clinic, given that the operation of the clinic was important to CBMR as well.

Wanda said that allocating 8 spaces for CBMR and 3 spaces for the Clinic would not leave enough spaces for each Village Center residential owner to park at the same time. Wanda said that she would nevertheless need to issue every residential owner a parking pass. Ski Center Board Members said that the Parking Management Agreement would not work if any party to the agreement issued more passes than it had been allocated and pointed out that it was possible at peak times that all residential owners at Village Center would try to use the lot simultaneously when there was not enough space to do so. Wanda said that it would not be well-received at Village Center if all residential owners did not receive a pass, and she would need to discuss further with the Village Center Board.

Wanda raised the issue of Village Center's financial contribution to management of the parking lot. Wanda said that the Village Center Board saw the cost of management of the lot as attributable solely to CBMR's ski school operations in the lot, and Village Center had therefore not budgeted to contribute to the cost of parking lot management in 2022. Christian said that there was room for CBMR to improve management of their traffic flow at high volume times, but that all parties that used the lot contributed to the need for management and all parties should help pay for management.

Scout asked whether CBMR employees could assist in managing its spaces in the lot at peak times, which would help reduce Toad's labor costs. Christian said that CBMR could manage its own dropoff spaces, but that CBMR was not the sole contributor of heavy traffic in the lot, and the management solution had to be a joint solution. Christian said that if CBMR was going to be asked to manage its own spaces, CBMR would not be willing to contribute financially to the management of the rest of the parking lot.

Rob said that the parking lot was an amenity that benefitted all parties when it was managed well, and he thought that breaking up management of the parking lot would create challenges and inefficiencies.

Wanda said that financial contribution to the costs of parking lot management was another topic she would need to discuss further with the Village Center Board.

Scout informed Wanda that Ski Center was planning to conduct a survey of the parking lot in order to have an engineering firm develop a Striping Plan. Scout said that it might be possible to identify a more efficient layout for the entire lot, and it would be beneficial for Village Center to participate in the survey. Wanda said she thought that the Village Center Board would likely be open to participating, but the Board would need to see a proposal for the cost of the project.

Wanda said that another meeting would be necessary to continue the discussion and suggested that the parties set a goal of finalizing the agreement before Christmas. It was generally agreed

that Wanda would speak with the Village Center Board and determine whether any time between 1pm and 5pm on November 30, 2021 would be possible for a next meeting.

Wanda left the meeting.

Christian confirmed that he had gotten approval from CBMR for the Special Assessment to fund needed electrical work. There was a brief discussion of reimbursement requested by the owner of Unit 308. In the course of remodeling Unit 308, the unit owner had paid for the inspection and report that initially revealed electrical issues in the building, and the owner wished to be reimbursed for these costs. It was generally agreed that both the Association and the individual unit owner had benefited from the inspection and report, and there was general support for including a partial reimbursement for the work in the Special Assessment.

Scout made a motion to approve a Special Assessment for the electrical work of \$135,000 to be divided among residential and commercial owners in accordance with the Covenants, invoiced immediately, and due upon receipt. Katherine seconded the motion, and it was unanimously approved.

There was continued discussion of the parking lot. Rob said that SealCo's window for parking lot maintenance had closed, but that the Toad Maintenance Team was going to address the potholes with cold patch.

Scout asked that Toad share the bids for the survey and the Striping Plan with the Village Center Board. Scout added that Ski Center's residential owners had expressed an interest in covered parking, which would be a variable that needed to be considered for inclusion in the Striping Plan.

Joe said that Toad had received a bid from the Felix Reserve Group for a Reserve Study. Joe said that the study would cost around \$3,400, with the possibility of a discount if other HOAs were interested in commissioning Reserve Studies at the same time. Rob said that the Reserve Study work would probably not happen until February at the earliest. Scout said he was not sure that the Reserve Study would offer sufficient insights to justify the cost. Rob agreed to ask permission to share a recent report completed by the Felix Reserve Group with Scout and the Board.

At 2:40 p.m., Rob Pennie made a motion to adjourn. Katherine seconded, and the motion was unanimously approved.

Prepared by: Rob Harper, Toad Property Management