

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
THURSDAY, APRIL 28, 2022 – 1:00 P.M.
VIA ZOOM**

Present:

Jill Higgins, CBMR	Units 101B, 201B, 202B, 203B
Robb Pennie, CBMR	
Katherine McKenna	Unit 303
James Harber	Unit 306
Joe Robinson	Toad Property Management

Proxy to Katherine McKenna:

Mauri Scharbauer	Unit 302
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Joe Robinson called the meeting to order at 1:03 p.m. and confirmed a quorum.

Katherine McKenna made a motion to approve the minutes of the March 7, 2022 Board Meeting. Robb Pennie seconded the motion, and it was unanimously approved.

Joe said that James Harber was in attendance and had volunteered to serve on the Ski Center Board. Current Board members introduced themselves and thanked James for his willingness to serve on the Board.

Robb Pennie made a motion to appoint James Harber to the Ski Center Board. Katherine McKenna seconded the motion, and it was unanimously approved.

There was a discussion of the Parking Lot Agreement. Joe said that Katherine had circulated the most recent version of the agreement prior to the meeting. Katherine said that the newest agreement included 12 designated spaces and 16 floating spaces for Ski Center owners, 6 designated spaces for the ski school plus 10 floating spaces for CBMR, and 15 designated parking spaces plus 19 floating parking spaces for Village Center. Katherine said that, once signed, the agreement could still be amended with 90 days' notice, and it would expire on April 11, 2025. Joe agreed to circulate the spreadsheet of parking space designations to the Board via email, which included clear allocation of spaces between residential and commercial spaces. Robb and Jill Higgins asked that the Board review the spreadsheet and formally approve it during the next meeting.

There was a discussion of maintenance needed for the parking lot. Joe explained that SealCo was updating bids to include additional patch work that had been determined to be necessary after the winter season. SealCo would provide a separate bid for each side of the parking lot. Once Joe heard back from Norm Whitehead, who should have already completed the groundwork for the survey of the full parking lot, the Board would be able to take the survey results to SGM for use in creating the Striping Plan. Joe said that he had not been able to get in touch with Norm for several months, and Norm had not yet billed for any work. It was generally agreed that Joe would reach out to Norm again and inform Norm that if he was not able to provide a report by May 15, the Association would reach out to another contractor to complete the work. Jill noted

that the anticipated date of the completion of the survey work was still noted in the contract as Winter 2021-2022. Katherine said she would have Association legal counsel Marcus Lock update that portion of the contract.

Katherine made a motion to approve the Parking Lot Agreement, with the amendment of the 2021 deadline still included in the agreement. Jill seconded the motion, and it was unanimously approved.

Joe said that Rob Felix had visited Ski Center and completed the field work for the Reserve Study. Joe said that Rob Felix should provide the written report within 8 to 10 weeks.

Joe said that Mauri Scharbauer had requested Board approval for a planned remodel in her unit. Mauri had also requested approval to place a dumpster on the side of the building during the process. Joe said that he would look into the question of whether a dumpster had been placed on the property during the renovation of unit 308. There was general agreement that the Board needed more information about the dumpster plans and would be more open to the temporary placement of a dumpster if it was removed before the opening of the summer season on June 11. There was some discussion of the additional wear and tear on the road surface that might be incurred by the dumpster, and James suggested that a roll-off dumpster would be the best option.

There was a discussion of the need to appoint a primary Point of Contact to keep in touch with the lawyer assigned to Ski Center by the insurance company for the ongoing lawsuit. Katherine said that Marcus Lock had determined that there would not be a conflict of interest if a Board Member from CBMR served as the POC. Robb Pennie volunteered to serve as the POC. Katherine explained that the Board could not consult Marcus on this case due to a conflict of interest. Joe said that he would be in touch with Robb to provide more information.

Joe said that EC Electric and Apeiron had met earlier in the day to confer before the trenching began for the electrical upgrade. Joe said that he would reach out to the Board when he had an update from that meeting.

Robb made a motion to adjourn the meeting at 2:06 p.m. Jill seconded the motion, and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management