

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
THURSDAY, DECEMBER 2, 2021 – 10:00 A.M. (MT)
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
Mauri Scharbauer	Unit 302
Rob Harper	Toad Property Management
Joe Robinson	Toad Property Management

Rob called the meeting to order at 10:02 a.m. and confirmed a quorum.

Rob said that the chief purpose of the meeting was to discuss how to move forward with planning for management of the parking lot.

Scout summarized the Village Center response following the November 18, 2021 Meeting, which was attended by Wanda Bearth of CB Lodging on behalf of Village Center. Scout said that the Village Center Board had communicated that they did not wish to participate in the Parking Management Agreement. Instead, Village Center offered a trade of 25 parking spaces for Ski Center's access to the parking lot.

Scout said that he had had a chance to meet with Bill MacFarlane from the Village Center Board. Scout understood from that meeting that the Village Center Board's concerns with the draft Parking Management Agreement continued to be: their allotment of fewer spaces than they needed to assign one to each residential owner; the cost of management, which they believed to be associated with the use of the lot for Ski School Drop Off; and the clause in the agreement that made Toad the default manager of the lot if all parties could not agree on a manager. Scout said that Bill was planning to reach out to other Village Center board members to see if there was a path forward to finalizing a Parking Management Agreement and would report back to Scout with any progress.

Scout said that Board Members from the residential side saw the Village Center offer as unworkable. Scout said that residential owners of Ski Center had already given up passes from their allocation to allow Village Center residential owners to have the 16 passes they were allocated in the draft Agreement. Scout also emphasized that the Ski Center Board firmly believed that Ski Center owners already had a non-negotiable right to access to the lot, and therefore Village Center could not offer that access as a trade.

Scout said that the field work for the survey of the parking lot had been completed. Wanda Bearth from CB Lodging had been planning to contact the surveyor if Village Center decided they wanted to incorporate their portion of the lot in the Ski Center Survey. Scout believed it was

possible that Village Center was now conducting a separate survey of the lot. Scout said that, after the completion of the survey, the Ski Center Board would know the exact location of the line dividing the two parking lots.

Rob said that, after many discussions with legal counsel, he felt confident that the right of Ski Center owners to access their parking lot was non-negotiable. Rob observed that Ski School drop-off point and the ambulance bay were both near the center of the parking lot, and it would be a challenge to manage the two parking lots separately. Rob noted that there was an upcoming snow storm that could deposit 21 inches of snow, and a plan was needed to address the snow removal. Rob said that the sand and gravel pile that Toad used to treat the skier drop-off area was currently on Village Center property.

Christian said that CBMR was working to alleviate pressure on the lot from seasonal programs by encouraging participants to use other drop-off points. Christian said that the primary pressure point during peak season would be the Ski School Drop Off, and CBMR was working to improve efficiency of that traffic flow as well.

It was generally agreed that the Board should develop a parking management plan for the winter on the assumption that there would be two separate lots, but should also remain open to the possibility of reaching an agreement with Village Center.

It was agreed that Toad should proceed with ordering hang tags for Ski Center owners. Rob said that Toad would need to have strong enforcement on the Ski Center side of the lot and ensure that cars without a Ski Center tag would be stickered and towed with efficiency.

Rob agreed that he would provide a summary of Toad's management plan for the winter to Wanda Bearth at CB Lodging and would work with Wanda on how to move forward with issues such as the location of the sand pile and the need for contrasting colored hang tags for each side of the lot. Rob agreed to incorporate information from Christian on CBMR's contemplated changes that would improve traffic flow and decrease pressure from commercial use on the lot.

Joe said that he was preparing to send out the information regarding the Special Assessment for the electrical work to the owners. It was generally agreed that Joe should sign the agreement with Apeiron and get the process moving forward to complete the work.

Scout said that he had been reaching out to the other Residential Owners to explain the Special Assessment and why the electrical work was necessary.

Rob said that Toad's Maintenance Team had used cold patch to fill in some of the holes in the parking lot, and while it was not a long-term solution, the parking lot was looking better.

Scout suggested that the Board meet again after the New Year and asked that Toad be ready to discuss the Capital Plan. Rob said that the Capital Plan would be ready by the end of December.

It was generally agreed to hold the next Board Meeting at 10 a.m. on Tuesday, January 11, 2022.

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