

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, JANUARY 11, 2022 – 10:00 A.M.
VIA ZOOM**

Present:

Christian Robertson, CBMR
Jill Higgins, CBMR
Robb Pennie, CBMR
Katherine McKenna
Scout Walton
Rob Harper
Joe Robinson

Units 101B, 201B, 202B, 203B

Unit 3
Unit 301
Toad Property Management
Toad Property Management

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

Jill Higgins requested that the minutes from the December 2, 2021 Board Meeting be amended to reflect her attendance.

Scout Walton made a motion to approve the December 2, 2021 minutes with the amendment to reflect Jill's attendance. Jill seconded the motion, and it was unanimously approved.

Rob said that parking lot management had been going relatively well, given the tremendous influx of people and snow. Rob said that billing Village Center for their portion of the parking lot management expenses seemed to be going smoothly. Rob and Joe Robinson explained that the current enforcement process was to sticker first-time violators and tow on the second offense. Several cars had been stickered, but none had been towed. Rob explained that the booting process was labor intensive and required an individual on-call to remove boots, which was not practical given current staffing levels.

Christian Robertson said that CBMR had moved as much of the employee parking out of the lot as possible, and he had spent some time assisting Joe with traffic flow management in the lot. Christian said that some unmoved cars were accumulating snow and taking up multiple spaces, and work trucks in the lot for the purposes of snow removal had also decreased the amount of available parking on busy days. Christian thanked Toad for working to haul the rest of the accumulated snow from the lot over the next 24 hours.

Christian expressed the need for more mitigation of slippery conditions in the parking lot and asked that more gravel be spread after plowing.

Rob reminded the Board that all cars would need to be removed from the lot overnight to allow for snow clearing.

Scout said that he had met again with Bill MacFarlane and Ross Foldetta from the Village Center Board about the Parking Management Agreement. Scout said that the largest outstanding piece was the residential owners' belief on both sides that the management of Ski School drop-off was

a separate issue from management of the rest of the lot. Scout said that there had also been a discussion about reaching out to the Elevation to pay for a portion of the driveway maintenance, but this would be a follow-up item once the Agreement between Village Center and Ski Center was finalized.

Scout explained that in the current draft of the Agreement, Village Center and Ski Center were evenly splitting the management costs and the number of passes. Scout noted that Ski Center's residential owners were contributing some of their share of parking passes to make the Agreement possible.

Scout said that the Agreement was in place for one season only, and Toad was named as the manager. Scout explained that, moving forward, each side had agreed to make the needed improvements to their own section of the lot before next ski season. After these initial improvements were made, the cost of future improvements to the parking lot would be split by both associations according to the share of parking spaces in the lot.

Joe said that he had spoken with Gary Powers from EC Electric, and everything was in place for the electrical work to commence after the ski season.

Joe said that he had put together a Capital Plan spreadsheet based on the list of capital improvement projects provided by Scout. Joe said that it had been challenging to get bids over the holiday period, but Toad had done their best to provide reasonable estimates where available. Joe noted that Rob Felix would be in Crested Butte in April to conduct a reserve study for another association, and could provide a discounted rate if Ski Center would like to participate also.

It was generally agreed that a reserve study would be beneficial for the Association. Scout noted that he had been in communication with a different reserve study contractor, and reaching out to him might be beneficial. Scout said that he thought it would be helpful to have someone with a more technical background, such as an engineer, conduct the reserve study. There was general support for scheduling a call between Rob Felix and the Board to discuss the value he could bring to the reserve study, and Joe agreed to organize the call.

Scout asked Joe to differentiate in the Capital Plan spreadsheet between projects that had already had funds allocated, such as the electrical project and the parking lot survey, and projects that still needed to be prioritized for funding. Scout also asked that the Capital Plan include the \$6-7,000 cost of the parking flow engineering project, in which Village Center seemed willing to take part. Scout agreed to send the bid for the parking lot engineering project to Joe. Joe said that he would make contact with the contractor and the Village Center board to begin moving forward with the project.

Scout suggested that some aesthetic elements be added to the Capital Plan as well, including painting.

Rob suggested that the Board begin thinking about who might serve on the Board after Scout completed the sale of his unit. It was agreed that, once Scout had closed on the sale of his unit, Joe would send an email to the Association notifying owners of the opening on the Board.

At 10:54 Katherine McKenna made a motion to adjourn. Scout seconded the motion, and it was unanimously approved.

Prepared by: Rob Harper, Toad Property Management