

**SKI CENTER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MONDAY, MARCH 7, 2022 – 9:30 A.M.
VIA ZOOM**

Present:

Christian Robertson, CBMR	Units 101B, 201B, 202B, 203B
Robb Pennie, CBMR	
Katherine McKenna	Unit 303
Mauri Scharbauer	Unit 302
Joe Robinson	Toad Property Management
Rob Harper	Toad Property Management

Joe Robinson called the meeting to order at 9:33 a.m. and confirmed a quorum.

Joe said that the chief purpose of the meeting was to discuss the most recent version of the Parking Lot Agreement proposed by Village Center.

Katherine McKenna explained that, while the Ski Center Board thought that a mutually beneficial compromise had been reached in December, Village Center had recently approached the Ski Center Board with a new version of the Agreement. In this version, Ski Center owners were not permitted to park on the Village Center side of the lot, and Village Center requested 19 designated, signed parking spots for Village Center owners on the Ski Center side of the lot.

Board members and Toad agreed that the lot had been functioning well since the December version of the Agreement had been put into place. CBMR had made an effort to limit the number of cars in the parking lot from the resort side by removing some ski patrol and administrative parking from the lot and had taken on the cost of parking lot management in the spirit of collaboration.

Mauri Scharbauer said that Village Center's Board had indicated that Village Center might be unwilling to pay for their part of the shared snow removal costs if an agreement was not signed, and further might attempt to block Ski Center owners' ability to use the access road. It was generally agreed that Village Center would not legally be able to block Ski Center owners' use of the road to access their side of the parking lot.

It was generally agreed that Ski Center would need to complete the parking lot survey and striping plan before it would be possible to allocate any parking spots in the lot, and that the December version of the Agreement should remain in place at least until the parking lot had been striped.

Katherine McKenna agreed to direct legal counsel to respond to Village Center with the version of Agreement finalized in December, with the semantic change that CBMR's spots would be allocated to CBMR generally, and not to specific CBMR departments such as Ski Patrol.

Joe Robinson said that the striping plan could not be completed until Norm Whitehead provided a complete parking lot survey. Rob Harper said that April or May would be realistic for completing the striping work. Joe said that he would call SealCo to ensure they were saving a spot for Ski Center striping in April or May.

Joe Robinson said that the Board had met with Rob Felix via Zoom in early February to discuss a potential capital reserve study. Joe said that the cost would be \$3,400 for Ski Center, with the possibility of a small discount if the work was completed in April.

Christian Robertson made a motion to move forward with hiring Rob Felix to complete a capital reserve study for Ski Center in April 2022. Katherine McKenna seconded the motion, and it was unanimously approved.

Joe Robinson said that SealCo had provided a bid of \$2,200 to perform concrete sealing on the South Balcony to help prevent water from leaking into the garage. Christian said that a significant amount of water ran into the area in the garage used for equipment storage any time there was snow shed from the roof, and work to address the issue was needed. Joe said that the Association would not need to assess to cover the cost of the work, which could be pulled from the Repair and Maintenance Budget.

Robb Pennie made a motion to move forward with hiring SealCo to complete the sealing work on the South Balcony. Christian Robertson seconded the motion, and it was unanimously approved.

It was generally agreed to have SealCo move forward with this work as soon as possible.

Joe Robinson said that he had shared a letter from the Ski Patrol Association regarding parking. Christian said that this was an internal issue related to CBMR's choice in allocating its own parking spots, and it would be dealt with internally.

Joe said that he would send the Board financials for review. Joe confirmed that, at this point, Ski Center did not have trash expenses in the Budget, and this was something the Board would need to consider for the next year's budget.

The meeting was adjourned at 10:22 a.m.

Prepared by: Rob Harper, Toad Property Management