

**SHADOW RIDGE
BOARD CONFERENCE CALL
TUESDAY, JUNE 27, 2016
4:00 PM MDT**

BOARD MEMBERS IN ATTENDANCE:

Tom Covas – President
Paul Deninger
Sean Railton
Jerry Weider
Gordon Kimpel

ASRL STAFF IN ATTENDANCE:

Jim Simmons – HOA Manager
Gary Gregg – Shadow Ridge General Manager
Nicole Chastain – Owner Services Administrator

HOMEOWNERS IN ATTENDANCE:

Tony Melaragno
Katy Deak as proxy for Theresa Deak

CALL MEETING TO ORDER: Tom Covas called the meeting to order at 4 PM.

ADDITIONS TO AGENDA:

Bathrooms - During the renovation, the areas and bathrooms near the fitness room will be made ADA-compliant. Remove the ledge and make the space less confined in the rear space through gym lockers.

Lighting - Rocky Mountain Power to confirm rebate to include indoor lighting for LED. Some changes in hallways. Focus on external lighting needed for fixtures that have failed. Final reporting from Rocky Mountain Power that will give final numbers and allow us to move forward. Awaiting follow up detail. LED lighting mandatory by board.

Sign on Empire - Needs to be replaced – the interior is corroding

OLD BUSINESS

Approval of April 18, 2017 Board Meeting Minutes: Tom Covas motioned to approve the minutes. Sean Railton seconded the motion. Minutes approved with all in favor.

City Report Update

Completed Work: Replacement fire boxes added. Sheet rock repairs completed. Trim work around the boxes. The gas line that serves Jeff Allison's space has been replaced and repaired at an expense to Jeff. The exhaust fans for guest laundry room are onsite. The project should be completed within the next week.

Pending Work: Relocation of spa equipment approaching completion. The wrong pump was shipped and a more efficient pump has arrived. Electric work will be completed within the week. If the pool is expanded, the equipment room may be moved. Install of inoperable doors is only outstanding item. Awaiting written approval from the city- only received verbal notice

Deck Project: Challenges with local contractors who are inundated with work. A vendor whose installed snow melt systems for projects in the area has specs from the architects for designs to be used in conjunction. Finalized bids for deck work/snow melt system arriving within the next two

weeks and a formalized plan for approval will be submitted. Lightweight concrete over the snowmelt system

Goal is that by the end of September/October every item on the City Report will be completed and signed off by the city.

Parking Update Problems persist with not enough parking spaces. ASRL will continue to improve the parking processes and tracking to optimize space. They will review the maximum occupancy periods and verify that more passes are not being given out than spaces available. A garage walkthrough on Thursday, Friday, and Saturday nights at 11 pm will be completed by ASRL. They will also include further notes with specific actions including, ticketing and booting. ASRL will verify that the total spots used is the accumulation of all previous columns. At this time, Vail has been cooperative with use of their lot during the *summer time*. The FD still needs to communicate with Vail and parking passes are needed if in their parking lot; owners/guests need to contact the front desk to contact Vail for summer parking availability. Parking fees/resort fees will be discussed in the future.

NEW BUSINESS

Financial Review

- Month of May
 - Revenue under budget by less than 1%
 - Expenses over budget by \$103.07
- YTD
 - Revenue under budget by less than 1%
 - Expenses over budget by 2%, or \$6,000
 - Related to maintenance projects and snow removal for heavy snow year

POGA – Gary Gregg was complimented by Jim Simmons and Tom Covas for the major improvements he has brought to Shadow Ridge, including with his weekly POGAs

CONFIRMED 2017 ANNUAL MEETING DATE

Saturday, October 28 – 9am Annual Meeting with Board Meeting to follow.

ADJOURNMENT Jerry Weider motioned to adjourn the meeting. Sean Railton seconded the motion. Meeting adjourned at 5:02 PM.