



DECEMBER NEWSLETTER 2018

BOARD ELECTION RESULTS

Gordon Kimpel was reelected to serve another term. Chuck Semple was elected to fill the open seat on the Shadow Ridge Board of Directors.

The full slate of Shadow Ridge Board of Directors is:

Jerry Weider, President
Gordon Kimpel, V.P.
Sean Railton, Treasurer
Chuck Semple, at large Board member
Tony Melaragno, at large Board member

NEXT HOA MEETING:

Wednesday, January 9th, 4:00pm MST via conference call.
All owners are welcome to phone into the meeting.
Information on how to join the meeting will be sent to all owners prior to the meeting.

BUILDING MAINTENANCE UPDATES

DECK MAINTENANCE

- Deck resurfacing on the area above the main lobby was completed as per the recommendation of the city.
- On that deck area railing were added so as to mark off the outdoor space allocated to each unit facing the deck. Each of those units will now have private space that is equivalent to the outdoor space of all the balconies on the building.
- On the first floor of the building all the windows were replaced. This finished the replacement of all windows in Shadow Ridge with new double glazed winter windows.

UPGRADE OF ALL EXTERIOR LIGHTING ON THE BUILDING WAS COMPLETED

These lights were original to the building and many were not working anymore. This has been remedied.

UPGRADE OF OUR LANDSCAPING AND TREE REMOVAL WAS DONE

Two dead trees were removed in the summer.

RESURFACING THE AREA IN FRONT OF THE BUILDING WITH NEW ALL WEATHER MATERIAL WAS COMPLETED

This material has now been put down in the entrance to the building and will be extended to the pool area in the spring.

UPGRADE OF WI/FI SERVICE THROUGHOUT THE BUILDING

This upgrade will allow many more guests and owners to be online without degrading the service. In addition, a number of dead spots in the building have now been repaired and are fully operational.

Please note that all of these building projects were done without any special assessment.

RULES AND REGULATIONS

The Board has adopted an updated Shadow Ridge Rules and Regulations. These Rules and Regulations include a formal adoption of the parking plan that has been in existence for the past two years at Shadow Ridge. Please take a look at the Shadow Ridge Rules and Regulations and familiarize yourself with them. You can find them on the Shadow Ridge Website with [this link](#).

UPCOMING MATTERS AND PROJECTS FOR WINTER AND SPRING

(Some of these projects are still in the planning and discussion phase)

The Board is planning to replace the carpet throughout the building at the end of the current ski season. The Board will be addressing the lower level (B-1) rear staircase exit area. This entrance will be an EXIT only staircase for the coming winter. The new development by Vail in this part of the ski base needs to be taken into account with regard to how SR reviews the use of this exit. The Board has allocated funds to hire an architect to review this area and to make recommendations. This will be an ongoing discussion throughout the winter/spring. Included in this discussion the Board is looking into creating a ski locker room for owners and guests on the lower (B-1) level so that ski equipment is not taken into condo units. This locker room would be integrated into the rear staircase exit area under discussion. No time frame has been put on this possible project.

HOA FINANCIALS

The Board has adopted the 2019 Budget. This has already been sent out to all owners. The 2019 Budget is projected to be a balanced budget and NO HOA dues increase is projected in this budget.

[You can take a look at the budget by following this link.](#)

ONLINE RESOURCES AND ADDITIONAL INFORMATION

[Click here to view](#)

QUESTIONS OR COMMENTS?

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