

Shadow Ridge Condominium Owners Association
Quarterly Board Meeting Meetings
Monday, March 2, 2020, 10:00 am MST
All Seasons Resort Management

I. Call Meeting to Order: 10:04 am

II. Establish Quorum

Teleconference: Eric Albin, Joan Barr, Jerry Weider

BOD: Gordon Kimpel, Teresa Deak, Tony Melaragno, Kathleen Reiss

ASRM: Jim Simmons, Gina Covino, Garrick Malin

III. Additions to Agenda

IV. Old Business

A. Approval Meeting Minutes: Motion made by Tony to approve the December 18, 2019 meeting minutes, seconded by Kathleen. Unanimous. Motion carries.

B. Financial Update

- January 31 Monthly
 - Ended with excess funds of \$4,367; budgeted \$1,323
 - Revenue \$72,638; budgeted \$69,055
 - Expenses of \$68,271; \$540 over what was budgeted due to combination of electrical, common area cleaning and parking pass printing
 - No delinquent accounts
- Special Assessment Collection Timeline: \$1M special assessment, divided into two payments. Part one of the special assessment will be due May 1, 2020, followed by December 1, 2020. Special assessment financial statement will be sent out April 15.
- Gas Meters: units 117, 118, 119D do not use common area gas meter. HOA pays for 2 meters that are used for furnace/common area.

V. New Business

A. Maintenance

1. Building Updates

Completed Projects

- Repaired/replaced multiple sections of cracked cast iron drain pipes throughout the building. Pipes are being repaired with AVS pipes.
- Both water softener heads have been rebuilt by Step Savers **\$2,357.98**.
- Replaced several batteries and installed some new emergency and exit lights throughout the common areas.
- Unit 119D, the set cost of reimbursement to replace 2 windows and 1 door is \$8,700.

In Progress Projects

- Building and Pool Water Consumption: 4 inches of water is lost each day from pool. During spring season, the contractor that installed the spa equipment will inspect the pool for a leak.
- Recycling & Waste Management: Garbage being placed in the recycling bins instead of the dumpsters and trash bins. Maintenance has created signage to no avail. Motion made by Gordon Kimpel to discontinue the onsite HOA recycling service, seconded by Kathleen Reiss. Unanimous, motion carries. BOD will revisit in future when guests/owners can use recycling correctly.

- Heat Trak Estimate: contacted Aspen Roofing and waiting to receive bid.

Future Projects

- West Elevator: Thyssen Krupp received the first check for \$44,418.50. Project will be postponed until October if they cannot begin prior to Memorial Day.
- Balcony & Railings: Met with CDC Restoration on a SOW to resurface balconies, budgeted to have 3-4 completed this year. Painting of balcony handrails will begin spring 2020.
- Brick Repair: follow up from CDC Restoration indicated the original SOW and cost to repair brick and mortar has changed, the revised SOW is more expensive, evaluating revised cost and receiving SOW/cost from other vendors.
- Pool Closure: pool will be closed 4/13- 5/23 & 9/27- 12/14. This is for utility cost saving measures.
- Parking Garage B2 Concrete Repair: some of the concrete is breaking away from the ceiling exposing rebar in areas. CDC Restoration provided a bid to repair for \$17,989.00
- Fitness Center Mirrors: a bid received to replace sand blasted glass windows with mirrors; for \$930.00
- Unit 119D, Savoury Kitchen: Chuck Semple made a motion to reimburse unit 119D, Savoury Kitchen \$8,700 to replace windows/door, seconded by Teresa Deak. Unanimous, motion carries. Owner will need to complete a contractor authorization form and receive BOD approval prior to commencement.

B. Building Future Planning

- Capital Planning Committee: Gordon Kimpel made a motion to approve a Capital Planning Committee, with Tony Melaragno being Chair, seconded by Teresa Deak. Unanimous, motion carries. The committee will include homeowners Jerry Weider and Joan Barr. The reserve study will be reviewed and a feasibility study conducted that will provide a proactive plan prioritizing projects for the next 15 years.

C. Renovation Project

- Contractor Selection Updates: March 27 at 9:45 am there will be an executive session with 3 2-hour presentations on SOW/bid from contractor firms, Backcountry Construction, Jardine Group and Jeff Landry. Lunch will be provided by ASRM.

D. Rules & Regulations 2020

1. Current Violations: Robbie Brimhall walks Building, violations are being reported and sent to owners to address.
2. Proposed Rule Revisions: Motion made by Kathleen Reiss to approve the proposed rule revisions, seconded by Chuck Semple. Four in favor, one opposed, Teresa Deak. Motion carries.
 1. 14.1 PETS: “Only two pets are permitted, 100 lbs. limit.”
 2. 25. USE OF SWIMMING POOL, HOT TUB, WORK OUT ROOM, OR OTHER RECREATIONAL FACILITIES: “Quiet hours will be enforced from 10:00 pm to 7:00 am.
 3. 33. BALCONIES, BALCONY AREAS: “& PATIOS”

VI. Next Quarterly Board Meeting: TBD in June, a *Doodle* request of suggested dates will be sent to BOD.

VII. Adjournment: 11:58 am