

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

BOARD OF MANAGERS MEETING MINUTES

March 8, 2012

Call to Order

Betty Lebovitz, President of the Board called the meeting to order in the meeting room of Chamonix Condominiums in Snowmass Village, CO at 3:30 P.M. Betty Lebovitz, Brian Moir, and Don Anthony were present at Chamonix. Peter Van Giesen was present by telephone. Other members who attended were Joe and Faye Rosenbaum. Non-members present were Mike George and Lee Wilson of Snowmass Lodging Company.

Approval of Minutes – October 26, 2011

Mrs. Lebovitz made a motion to waive the reading and approve the minutes of the October 26, 2011, Board meeting. Mr. Moir seconded, and the motion passed.

Election of Officers

Mrs. Lebovitz is presently President of the Association, Mr. Brown Vice-President, and Mr. Moir is the Secretary/Treasurer. Mr. Anthony made a motion to re-elect the slate of officers. Mr. Moir seconded, and these officers were re-elected unanimously by the Board.

Delinquent assessments

The assessment payments for units 17, 27, and 30 are delinquent in the amount of \$12,508.85. Mr. Wilson has contacted the owners for payment of their outstanding balances. The balance due for condominium 17 is \$6,120. Condominium 27 shows \$6,163.74 due, and 30 owes an interest charge of \$225.11.

Other business

Mr. Wilson described the recent fire sprinkler freeze in B Building. It appears to be the result of a fire escape door being either left open, or unlatched with wind blowing it open. We have local alarms on order for that door as well as possibly a couple other similar situations.

Mr. Wilson reported that the AA, A, and Building roof replacement is complete, and the HotEdge heated eave is performing well. A few minor adjustments to gutters and HotEdge will take place on B and AA roofs this spring. The remainder of the wooden roofs, including the office and adjacent garage, will be replaced this spring. Shingles, weathershield and copper are in storage in Snowmass for the project as a hedge against inflation of these commodities.

Six windows scheduled for glass replacement (one in 25, one in 26, two in 31, one in 34, and one in 46) were measured by the glass company this fall, but replacement was not completed prior to the winter rental season. The installation will proceed in the spring using low emissivity glass as recommended by the engineers performing the Energy Assessment. These replacements are usually performed from the operating budget.

Nine windows have been identified for entire replacement based on the window operation and condition of the frame components. The list includes two in 33, two in 40, one in 46, one in 50, one in 54, one in AA fourth floor lobby and one office window. Replacement of entire Window Units, consisting of panes, sashes, trim, and hardware, are not currently funded. After the roof replacement is completed this spring, some of any remaining budgeted roof project reserve funds might be allocated to Window Unit replacements (see other possible uses below). We estimate that each Window Unit replacement will cost approximately \$6,000.

Thermometers were recently installed on the 3rd floor AA Building test window installed last year and an adjacent original window. The test window is low emissivity glass. The interior glass temperature last week showed 73 degrees low-E, 59 degrees old style. Low emissivity glass will be used in all future replacements.

Mr. Wilson reported that research into heat boiler replacement (original boilers are 28 years old) lead to an entire property energy assessment this fall. Because of design parameters in the original building construction, insulation deficiencies and air leakage, we are required to run our heat system at 190 degrees in the winter to keep most of the condominiums comfortable. The high efficiency boilers that qualify for the most energy rebates can operate no higher than 160 degrees in the high efficiency mode.

EnergySmart, a group utilizing government funding, is contributing approximately half the cost of the study (\$6,140 total study cost), and has funds available for subsequent energy saving building enhancements. Contractors have submitted proposals for various actions recommended in the assessment. If the efficiency of the overall property could be improved utilizing many of the assessment recommendations, it is hoped that the heat system operating temperature could be reduced enough to allow high efficiency heat boilers while retaining occupant comfort. The projects we are considering include (page numbers refer to the Energy Assessment):

- 1) Test sealing/insulating 2 or 3 condominiums (see p 18), and retesting est. \$1,515 per condo
- 2) "recommissioning" all heating systems (p25) \$2,800 (phase I scope)
- 3) Insulation in the attic space of each building (p 23) est. \$28,320
- 4) Insulation against the foundation perimeter (p21) (no estimate at this time)
- 5) Insulation on pipe elbows in the parking garage (est \$5,220), other piping (p27, 30)
- 6) Installation of timers on heat tape – test one or two for functionality (p32)
- 7) Replacement of incandescent with fluorescent bulbs where possible (update stock (p34) (would do within normal supply budget)

Energy Smart has money available to assist us with some of the listed projects. There

is a specific grant available which allows reimbursement of 20% of a project up to \$400 per condominium ($\$400 \times 29 = \$11,600$). Mr. Wilson suggests projects 1, 2, and possibly 3 be considered this spring to allow us to better assess what type of boilers might be possible replacements. Board approval of use of reserve funds would allow these projects to proceed. Projects 4, 5 and 6 could be considered for the fall and possibly included in the 2012-13 budget.

After discussion Mr. Moir made a motion to have staff proceed with the 2 unit test. Mr. Anthony seconded, and the motion passed. Mr. Anthony recommended that we cost the items that show a 1-2 year payback and try to implement them in to the 2012-2013 operating and reserve fund plans.

Mr. Moir asked that staff incorporate any identifiable tax credits into the analysis on a going forward basis.

Adjournment

Mr. Anthony moved for adjournment, and Mr. Moir seconded. The motion passed, and the meeting was adjourned at 4:28 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brian Moir', written over a horizontal line.

Brian Moir, Secretary