

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

ANNUAL OWNERS MEETING

February 18, 2014

1. CALL TO ORDER, ROLL CALL AND PROXY CERTIFICATION

The meeting was called to order in the meeting room of Chamonix Condominiums, in Snowmass Village, Colorado by Betty Lebovitz, President of the Association, at 2:33 P.M. Nonmembers Mike George and Lee Wilson of Snowmass Lodging Company were also present.

<u>Members Present</u>	<u>Unit #</u>	<u>% Common Ownership</u>
Betty Lebovitz (by phone)	25&15	9.22
Employee Units	E- 1, 2, 3	4.90
Anthony (by phone)	20	2.88
Brown (by phone)	35	3.17
Brian Moir (by phone)	40	2.59
Peter Van Giesen	46	3.17

<u>Members Present by Proxy</u>	<u>Unit #</u>	<u>% Common Ownership</u>
Coyne	21	3.75
Applebaum	23	6.63
Lux	26	5.19
Raedy	27	2.59
Cole	31	3.17
Garcia-Blake	32	3.17
Luke	34	3.46
Hastings	36	4.32
Hastings	37	2.59
Bragg	41	3.46
Rosenbaum	47	2.88
	TOTAL	67.14 %

Verification of the signed proxies and members in attendance established that the required quorum of 50% of Chamonix owners was achieved.

## 2. PROOF OF NOTICE OF MEETING

Lee Wilson presented proof of notice of the meeting.

## 3. APPROVAL OF MINUTES OF March 7, 2013, MEETING

The March 7, 2013, Annual Meeting Minutes were presented. Mr. Anthony made a motion to waive the reading of the minutes and approve them as presented. Dr. Van Giesen seconded, and the minutes were approved as distributed.

## 4. REPORT OF PRESIDENT/MANAGEMENT

### Physical Property

Since February 2013 the following projects and major repairs have been completed at Chamonix:

- Chimneys were inspected/cleaned
- Commercial Dryer vents cleaned including laundry heater element
- Unit Dryer vents cleaned
- Domestic hot water boiler pump repaired, and pump circuit protection replaced
- Driveway heat main pump seal replaced
- Main heat line leak was repaired in the boiler room
- Drain leak damage repaired in C Building
- Gutter heat tape replaced over garage shop area
- Garage fire sprinkler leak repaired
- Commercial dryer repaired
- Domestic hot water boiler control and pump repaired
- Pin hole leaks in recirculation lines repaired
- Office beveled glass doors repaired and reinforced
- Fire alarm flow sensors repaired in boiler room

### Rental Report

Total SLC rental bookings for this winter 2013-2014 are currently pacing about 7% behind those of last year in dollar volume. Snowmass Village rentals for condominiums (excluding base village) are mostly down YTD, and rentals for the Westin, Viceroy, and base village condominiums are outpacing most of the rest of the market. We have identified that 91% of our net overall shortfall in revenue is lower 4 bedroom occupancy and revenue for Owl Creek and Woodrun Place. One owner of two of these Woodrun Place units has blocked all of the high demand weeks from occupancy, hoping his realtor will be better able to show and possibly sell his units. That decision is having a significant impact on overall gross rental revenue for SLC, but not upon Chamonix. We also have two fewer owners renting, so we have a decline in available inventory of a little less than 3%. Chamonix revenue for winter 2013/2014 is up overall about 5% over that of the prior

year.

## Financial Summary

First quarter 2013/2014 – November 2013 through January 2014

The Association is on budget with an operating deficit of \$20, as compared to the plan, after one quarter. Higher than budgeted Interest Income for some owner delinquencies on assessments and lower than expected repair costs were offset by higher than expected Electric and Gas costs. Further detail is available in the First Quarter Financial Statement.

## 2012-2013 Year-End Financials

The Association is undergoing its outside audit at this time and expects neither adjusting entries nor negative management comments. The completed audit will be made available to any member upon request.

The Association ended the prior fiscal year with an unaudited operating fund surplus to budget of \$6,619. The Association employs an adjustment policy, whereby it adds accumulated depreciation and subtracts accumulated loan principal payments to the cumulative operating fund balance, yielding an adjusted operating fund total each year. The net loss Operating Fund carry forward (unaudited) as of October 2013 was \$141,616. This should result in a policy adjusted operating fund surplus of \$34,438, to be reviewed by the auditors.

The Reserve fund had an (unaudited) balance of \$256,348 at fiscal year-end October 31, 2013.

## 5. ELECTION OF MANAGERS

Mrs. Lebovitz Board term expires in 2014. She is willing to continue on the Board. A Colorado State law requires that Board elections be by secret ballot. Dr. Van Giesen made a motion to submit the slate of candidates (Mrs. Lebovitz) to the membership for a three-year term. Mr. Anthony seconded, and the motion passed. Mrs. Lebovitz was elected by secret ballot. Thank you for your willingness to serve on the Association Board.

## 6. UNFINISHED BUSINESS

## 7. NEW BUSINESS

Mr Wilson reported that a window replacement program will be initiated this spring. Owners will be contacted to determine interest in window replacements.

Mrs. Lebovitz reported she was contacted by the owners of condominium 30 regarding desk service issues. The Board discussed the issues and requested that staff ensure

that notices are properly posted for tenants and owners, when the office is vacated. The Board also encouraged better communication between the shift changes. Photos of received box lading slips and an email receipt account were also recommendations of the board to management.

Dr. Van Giesen recommended that Chamonix put a large container of sun screen in the ski locker room. The board agreed that this was a good idea. The second was to add background music to the ski locker room. The board also agreed that this was another good idea.

Minutes note - tax allocations and disclosures

Dr. Van Giesen made a motion affirming that the following management practice is a policy of the Board and Management and is adhered to by the Association. Mrs. Lebovitz seconded, and the motion passed.

Management has performed various time studies and has developed specific allocations for budgeting and tax purposes. These studies have been incorporated into the Association's current year tax returns. The Association's membership surpluses are added to reserve funds or carried forward to the next fiscal year, and membership deficits are covered by increased assessments in the next fiscal year. Reserve funds are held in separate accounts.

Motion to ratify acts of the Board of Directors for the past year

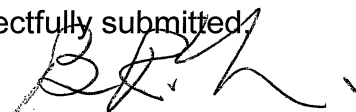
Mrs. Lebovitz made a motion to ratify the acts of the Board for the past year. Dr. Van Giesen seconded the motion, and it was approved.

8. QUESTIONS FROM THE FLOOR

9. ADJOURNMENT

Mr. Moir made a motion to adjourn. Mr. Brown seconded, and the motion was passed. The meeting was adjourned at 3:18 P.M.

Respectfully submitted,



Brian Moir, Secretary