

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

BOARD OF MANAGERS MEETING MINUTES

March 7, 2013

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 3:31 P.M. Betty Lebovitz, and Brian Moir were present at Chamonix. Peter Van Giesen and Dick Brown were present by telephone. Mrs. Ringel was also present. Non-members present were Mike George and Lee Wilson of Snowmass Lodging Company.

Approval of Minutes – October 23, 2012

Dr. Van Giesen made a motion to waive the reading and approve the minutes of the October 23, 2012, Board meeting. Mrs. Ringel 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. Mrs. Ringel made a motion to re-elect the slate of officers. Dr. Van Giesen seconded, and these officers were re-elected unanimously by the Board.

Delinquent assessments

Mr. Wilson contacted the owners for payment of outstanding balances prior to the Annual Meeting. All assessment payments are up to date.

Other business

Mr. Wilson described the recent fire sprinkler valve leak in A Building. The fire sprinkler service company indicated the leak was caused by freezing. We have installed a temperature sensor nearby that will alert us by internet if the temperature falls below 40 degrees in the fire escape. Similar sensors have been installed in locations (B Building 1st floor and C Building mechanical room) where freeze problems have occurred in the past.

Mr. Wilson reported that the weatherization contractor calculated the energy savings from the weatherization projects. The payback for the weatherization is calculated to be between 1.3 and 2.5 years, dependant on rebates and the eventual reduction in air leakage. Energy Smart offers a rebate of 25% of the cost of the project up to \$2,500. We received a rebate of \$757.52 for the work in condominiums 20 and 25, so that may be deducted from the total available.

Mr. Wilson reported that the heat radiators in the two condominiums that were

weatherized were still unable to maintain more than 63 degrees in the living rooms during a cold period in mid January.

The heat boilers were able to put out a maximum solution temperature of 189 (set at 195) degrees during the coldest weather. 195 is as high as the heat system has ever been set without causing system overheating (boiling) problems. The system was reduced to 192 for safety reasons when the outside air temperatures warmed (output 190 to 194). All eight heat boilers will likely burn all the time when the outside air is below about 15 degrees. Gas savings with weatherization would be negligible during those periods. Weatherization should result in savings at higher outside air temperatures because the boilers may be able to burn for shorter periods to maintain the system temperature. The Board discussed the possible weatherization of additional condominiums, and decided to reconsider the issues, as future window replacements are scheduled to occur.

Adjournment

Mr. Brown moved for adjournment, and Mrs. Ringel seconded. The motion passed, and the meeting was adjourned at 3:58 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. Moir", with a stylized flourish at the end.

Brian Moir, Secretary