

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION  
BOARD OF MANAGERS MEETING MINUTES

March 12, 2015

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 4:42 P.M. Betty Lebovitz, Donald Anthony, and Brian Moir were present at Chamonix, and Peter Van Giesen and Dick Brown were present by telephone. Non-members present were Mike George and Lee Wilson of Snowmass Lodging Company.

Approval of Minutes – October 30, 2014

Mr. Moir made a motion to waive the reading and approve the minutes of the October 30, 2014, Board meeting. Mr. Brown 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. Moir 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

The Association finished fiscal quarter one of 2014-2015 with five member delinquencies for assessments. Mr. Wilson met with the new owner of CX22 and CX23 just prior to this meeting, and the owner has advised that he will cure the delinquency. The owner of CX17 made a \$6,000 installment against her delinquent balance on February 19, 2015.

Other business

Mr. Wilson reported that owners will be contacted regarding future window replacements.

TV service

The Comcast bulk service contract is due for renewal in August. It will renew automatically, unless we give 60-days notice. We intend to give notice this spring and ask for a revised service proposal. Currently, Mr. Moir is assisting with research into options with other providers. A survey of Chamonix TV related infrastructure and what TVs are currently in service in all of the units is underway. This survey is to provide information about TV equipment, outlet service strength, and additional services to which individual condo owners have subscribed throughout Chamonix.

Collections policy

In order to preserve certain HOA lien rights under Colorado law, Chamonix must update its collections policy. A local attorney has reviewed the existing Bylaws and advised that they do not conflict with the legal aspects of the draft Collections policy, which is presently in a format non-specific to Chamonix. This draft policy, once it has been modified specifically to incorporate language from the Chamonix Bylaws, will be circulated to the board for review. Consideration of other changes and updates to the Bylaws were recommended by Mr. Ringel at the annual meeting. The Board will review the Bylaws and advise management as to whether to ask the local attorney to undertake this task.

### Heat boiler replacement

In January 2015 one of the original 8 heat boilers failed. The plumber has advised that it cannot be repaired. The system without this 8<sup>th</sup> boiler has sufficient capacity to heat the heating solution to the necessary 190 degrees with the 7 remaining boilers, unless the outside air temperature drops well below zero. With this year's temperatures to date, the system has been able to keep up.

### Cast Iron Option (CIO)

One option is to try to replace the failed Burnham boiler with a similar CIO boiler, assuming that the county and the town allow a retro-fit into the boiler system. The question for this strategy will be whether the Town of Snowmass Village and/or the county will allow a retrofit into a system from the 1980s, which may not meet current efficiency requirements. The plumber has estimated the current system to be about 75-80% efficient. He has advised that additional CIO boilers could be purchased and warehoused to allow for future replacements, as long as TOSV and the county approve of the continued use of these kinds of boiler systems.

### Condensing Option (CDO)

Another scenario is to replace the old system with a new CDO boiler system. These systems meet current efficiency standards and would be approximately 20-22% more efficient, but they are more expensive to install and to maintain. The current system uses eight boilers, and four CDO boilers would be appropriate for a replacement system. The replacement costs estimate to replace the original 8 boilers with 4 new, CDO boilers is approximately \$312,000. This new boiler system would require some modification of the venting and vent support systems. This estimate does not include costs for drywall and paint repairs in a few areas adjacent to the boiler room and venting areas. However, the reserve fund in the current fiscal year has approximately \$121,500 allocated to replacement of these components. The plumber has advised that Chamonix first attempt the CIO boiler replacement strategy.

Mr. Brown then commented that continuing with a system of this age and trying to piecemeal replacements into it on an as needed basis might not be the correct strategy. He advocated for further consideration of replacement of the existing system on a timeline controlled by the board, versus when the equipment might fail during periods of high occupancy and low temperatures.

The Board discussed the heat system replacement scenarios and directed management to first discuss the matter with TOSV and the county to find out if the CIO was viable. If so, management is to further develop costs and details with the plumber's assistance in order to present these findings as soon as they can be readied for Board review.

#### Elevator Update

The C Building elevator required replacement of some main relays shortly after the hydraulic jack and oil line were replaced last summer. The relays failure did not appear to be related to the jack or hydraulic line leaks; however, the failures revealed problems related to the age of the original equipment. It took a couple days for Thyssenkrupp (TK), the elevator contractor, to locate the parts needed for repairs to our older equipment and to have them shipped here. TK replaced the relays under our maintenance agreement. The elevator was placed back into operation, and all elevators have been working properly this current winter season.

TK has supplied a modernization plan to management for consideration. The information is preliminary at present, and we have many questions to ask of TK about its ideas.

The plan in broad terms covers two different concepts:

Complete, large-scale, modernization of the electrical and mechanical components of all of the elevators

Selected replacements of and improvements to power units, door operators, safety equipment, and communications equipment

Management will continue reviewing the TK information this spring and plans to invite the TK representative to the Chamonix budget meeting in the fall to present these two modernization plans for consideration.

#### Adjournment

Mrs. Lebovitz moved for adjournment, and Mr. Moir seconded. The motion passed, and the meeting was adjourned at 4:50 P.M.

Respectfully submitted,



Brian Moir, Secretary