

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

BOARD OF MANAGERS MEETING

February 14, 1997

I. Call to Order

The meeting was called to order in the meeting room of Chamonix Condominiums in Snowmass Village, CO at 3:50 PM by Hank Anderson, president of the Board. Other members present were, Graciela de Quesada, Secretary, and Andy Cole. Non-members present were James Treadwell, Mike George, Lee Wilson, and Evie Angevine of Snowmass Lodging Company.

II. Unit 31 Owner Closet Lease

An extra owner's closet was created on third floor of AA building from previously inaccessible space. The closet space was leased to Andy Cole by the Board for \$1,800. The lease is not transferrable.

III. Unit 20 Closet Enclosure

The owners of Unit 20 would like to enclose a small deck off their master bedroom to form a closet. This deck, which has been a maintenance problem because it has no drain, is a limited common element used only by Unit 20. All members voted in favor of the work, contingent upon no disapproval or intervention from the Town of Snowmass.

IV. TV Dish Location Request

The owner of Unit 43 would like permission to install his TV dish on his balcony. He has service through the common dish at present. At this time, the policy on satellite dishes states that they are not allowed on individual decks and patios, and the Board wishes to continue with the current policy.

V. Dielectric for AA Elevator Casing

The new plastic casing is showing a connection with ground water. The installation of dielectric fluid, designed to insulate the new jack from electrolytic corrosion by the ground water, will cost about \$ 2,800. There is no way, except removing the jacks from the ground, to determine if the other jacks have similar problems. Each elevator is tested each year, and, should erosion occur, it should become evident during testing. Mr. Anderson made a motion to approve the installation of dielectric fluid. The motion passed unanimously.

VI. Heat Tape and Gutter on C Building

Heat tape appears to solve past and current roof leaks, but creates large icicles that can break

windows when they fall or are knocked from the building. The icicle formation is difficult to control because of the inaccessibility to the attachment locations at the top of the building. Heat tapes and gutters for known leak areas on C Building will cost about \$2,900. The C building west side leak has not reappeared with the heat tape installed, but a new leak appeared last week on the northeast side of C building. The Board approved proceeding with the heat tape and gutters on C building to prevent additional damage from roof leaks.

VII. Board Expense Reimbursement

The By-Laws state Board Members may be reimbursed for their expenses related to Board participation. Mr. Anderson made a motion, and Mr. Cole seconded, to continue with the current guidelines, whereby Board members are reimbursed \$250 for attending regular meetings. If a special meeting is called, or if a Board member travels to Snowmass for the sole reason of attending a meeting, the entire amount of air travel expense can be submitted for reimbursement.

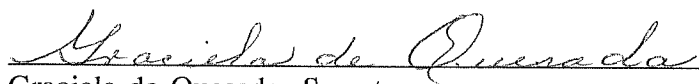
VIII. Unit 21 Remodel Update

The owners of unit 21 would like to expand their unit to include a small portion of second floor storage, as well as enclosing some space over the existing exterior stairway. The Spanos have recently indicated they are interested in the remodel again. They have not signed the agreement by past deadlines, or sent a check for \$35,000, but are interested in pursuing the project with the condition that they are able to buy, rather than lease, the space. The Board requested that SLC notify the Spanos in writing that there is currently one owner who refuses to sign a quit claim deed for the sale of the old meeting room space, already incorporated into Unit 25. It is likely that he will not sign a deed related to the sale of the storage room space to Unit 21 either, thus leaving a lease as the primary option. If the Spanos are still interested in pursuing this project, they must submit a check for \$35,000 and, if necessary, have the existing building permit for this project renewed, by March 15, 1997. If they are not interested, Mr. Lebovitz is interested in leasing/buying the remaining conference room space, provided replacement meeting space can be created. Mr. Wilson will notify the Spanos of the above information and conditions.

IX. Adjournment

The meeting was adjourned at 4:25 PM.

Respectfully submitted,


Graciela de Quesada, Secretary