

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

BOARD OF MANAGERS MEETING

MINUTES

February 9, 1999

1. Call to Order

Andy Cole, president of the Board, called the meeting to order in the meeting room of Chamonix Condominiums in Snowmass Village, CO at 3:40 P.M. The other member present was Graciela de Quesada, Secretary, and Anita Cole was present by conference telephone. Non-members present were Jim Treadwell, Mike George, and Lee Wilson of Snowmass Lodging Company.

2. Approval of Minutes - September, 1998

Mrs. Cole made a motion to approve the minutes of the September 9, 1998, Board meeting. Mrs. de Quesada seconded, and the motion was passed.

3. B Building stabilization

Copies of the compaction grouting proposal for the stabilization of the southeast corner of B Building were distributed. The proposal indicates a cost of \$22,500. There will be additional costs for the engineer and possibly other assistance to the contractor. Our soils engineer recommends the compaction grouting. We also anticipate having the building inspected by a structural engineer following the stabilization work. A contractor who stabilizes with posts has been contacted and asked to bid on the project but he has not done so at this time. This second contractor will guarantee the effectiveness of the installation in some cases. Mr. Cole noted that the availability of a warranty was an important feature of the work to be performed. Mr. Cole asked Mr. Wilson to obtain a bid from the piling company and to request an amendment of the bid from the grouting firm to include a warranty. Management anticipates the stabilization work to occur in May or June 1999.

4. Water softening

Mrs. de Quesada has suggested the Association consider water softening at the property. Mr. Wilson described a building-wide system that could be installed for approximately \$10,000 with approximately \$500 annual maintenance costs. Mrs. de Quesada expressed an opinion that an Association-wide water softening system would be beneficial to all owners and guests. Mrs. de Quesada further noted that, as space in the units is limited, a system that was installed in common area, but hidden from public view, may be desirable. Mr. Cole asked Mr. Wilson to research whether a water softening system would be harmful or beneficial to the common plumbing, as both

Woodrun Place and Chamonix have had past problems with pinhole leaks from deterioration of the pipes. After discussion with an engineer, Mr. Wilson will prepare a recommendation for the Board concerning water softening systems.

5. A Building elevator redecoration

The plan board which was requested by Mr. Keyes owner of condominium 43 has been circulating to all A Building condominium owners and the Board of Managers. It has been approved by all who have seen it to date. Mrs. Cole made a motion to approve the design, and Mrs. de Quesada seconded the motion. The motion passed.

6. Storage

An owner has requested additional storage space. Management was instructed to investigate possibilities. Mrs. Cole recommended checking the garbage closets for free space that could be converted to closets for owner use. Mr. Wilson will check into this option and advise the Board.

7. Insurance value

Local contractors indicate new construction presently costs between \$200 and \$315 per square foot. Our insurance agent has provided a spreadsheet of square footage and values used to calculate our coverage. The square footages shown in the spreadsheet appear to be living space in the condominiums plus about 10,000 square feet of common area. Coverage has been increased through time (for example 5% increase this year), however; the present coverage is based on \$166 per square foot replacement cost. DIC (Flood and Earthquake/Landslide) insurance coverage was also added this year. Mrs. Cole moved to increase insurance coverage as shown in the insurance agent's letter, with coverage based at \$250/ square foot. The motion was seconded by Mrs. de Quesada and approved. A note will be included in the Annual meeting suggesting that owners, who have made improvements to their condominiums, consider appraising their properties and purchasing additional insurance coverage, as may be needed. Mr. Cole recommended that management retain a risk management professional to assess the physical plant and the insurance policies to find out if we have appropriately conservative insurance coverage. Mr. Wilson will contact a risk management firm to obtain a proposal for such a review.

8. Association Resolution for Revenue Ruling 70-604

Mrs. de Quesada made a motion to incorporate this resolution into the annual meeting minutes, as recommended by the outside auditing firm. Mrs. Cole seconded, and the motion passed.

9. Other business

10. Adjournment

Mrs. Cole moved for adjournment, and Mrs. de Quesada seconded. The motion passed, and the meeting was adjourned at 3:59 P.M.

Respectfully submitted,

Graciela de Quesada, Secretary