

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

BOARD OF MANAGERS MEETING

MINUTES

February 13, 2001

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 3:15 P.M. Graciela de Quesada, Secretary, was present, 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, 2000

Mrs. de Quesada made a motion to approve the minutes of the September 19, 2000, Board meeting. Mr. Cole seconded, and the motion passed.

3. Courtyard redesign/repair

A conceptual courtyard design drawing from Robert Trown was presented at the meeting. Robert Trown visited Chamonix, met with Lee and picked up plans for the present building in October. Lee also left messages asking him to recommend bear-proof trash receptacles, new ski locker benches, and awning ideas (related to the courtyard design) at various times through November, December and January. Mr. Cole noted that the courtyard's appearance in the summertime is lacking because of the damage to the surfaces from both snowplows and weather conditions. Mr. Cole also noted that the existing boilers are aging, and they will need to be replaced sometime in the near future. If the association members decide to install a snowmelt system for the courtyard, some of the capital costs of that system will be offset by snow removal savings in the operating budget. Mr. Cole outlined the system that the association would use to collect and distribute the pertinent information to each member, as it becomes available, so that each member can make an informed decision about whether to support the project.

The Board discussed

4. Building/deck settling

Barry Maggert, our structural engineer, inspected a number of areas of the property December 13, 2000. He found evidence of four columns settling at the SE corner of AA Building, which corroborated the information from Jim Kelsey of Three D Piering. Mr.

Kelsey bid \$14,000 to install piers on the four pads after inspecting the building in September. Barry also checked the trusses at the top of the building, but found no indication of problems in that area. He recommended we stabilize the four columns to stop any further settlement, or return them to their original position, if possible. A copy of the foundation plan of AA Building showing the four separate footer pads that appear to be settling was reviewed. Mrs. de Quesada made a motion approve the pier installation project. Mr. Cole seconded, and the motion passed.

Barry also inspected the NW corner of A Building where a sliding glass door had broken. He found no indications of settling in that area.

The rental management company and owner of condominium 54 believe the building has settled and caused the windows in the hall bedroom to twist and bind. Barry inspected the exterior of the building and the windows inside condominium 54. He found no evidence of settlement and suggested weathering/warping has caused the window problems. Barry and Lee were able to open the windows in 54's bedroom. Lee relayed that information to Alpine Property Management. The Alpine representative disagrees. Based on the nature of the window problems, he thinks the building has shifted, and that windows should be replaced by the Association. Mr. Cole advised Lee that he would be available to inspect the unit with a representative from Alpine to review the windows. As we cannot recreate the window problem at this time, the Board has deferred on any decision regarding window replacement.

Barry inspected the NW corner of C Building where there is an old crack in 17's deck. He found no evidence of recent movement, and explained that portion of the foundation would likely be on excavated bedrock rather than compacted fill. Excavated bedrock on the downhill side of the project is less likely to compact through time than the compacted fill below foundations on the uphill side of the property (as at SE corner of AA). Management will continue to monitor the location for any sign of movement.

Barry Maggart inspected the area where the parking slab is settling on the north side of the lower garage. He indicated either mud injection, or surface removal, compaction of fill material and pouring new concrete would be viable repair options. Pier jacking is not a good approach for that area. The price for the injection repair is \$6,400 for material up to 206 cubic feet, with a charge of \$10 per cubic foot for material needed above this amount. Mrs. de Quesada made a motion to accept this bid for the repair, Mr. Cole seconded, and the motion passed.

## 5 Bird nesting spikes

The Board considered and rejected a proposal of \$6,000 to install spikes below the eaves designed to prevent or reduce bird nests. Mr. Cole requested that Lee continue to have the windows washed, as needed.

## 6 Heat in lower condominiums

Lee described the situation in lower condominiums that sit on concrete slabs where the heat system has difficulty keeping up during very cold periods. Mr. Treadwell advised that the heat system has been engineered to its maximum capacity and that the best solution is to provide supplemental heat through space heaters.

7 AT&T Broadband agreement

The Board reviewed a letter from our cable TV provider proposing reduced rates for long-term commitments. The Board decided to approve the seven year contract.

8 Lightning protection

The Board reviewed a proposal to install lightning protection at Chamonix. The Board decided not to enter into the agreement offered by the vendor.

9 Additional storage

Harry Hastings, owner of condominium 36, suggests building storage on the North side of the parking structure. The Board discussed the possibility and is opposed to any changes to the exterior of the Chamonix buildings.

10 Delinquent assessments

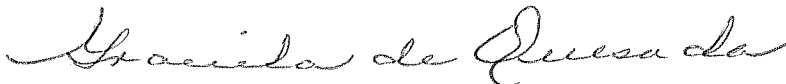
Five owners have outstanding balances. Condominiums 33 and 37 owe a major portion of their November assessment, 21 continues to owe the amount he is disputing, with interest, and 27 and 54 owe interest payments. Mr. Wilson will contact the owners with delinquent assessments regarding payment.

8 Other business

9 Adjournment

Mrs. Cole moved for adjournment, and Mr. Cole seconded. The motion passed, and the meeting was adjourned at 4:00P.M.

Respectfully submitted,

A handwritten signature in cursive script, reading "Graciela de Quesada".

Graciela de Quesada, Secretary