

CHAMONIX-AT-WOODRUN ASSOCIATION
BOARD OF MANAGERS MEETING
April 29, 2005

I Call to Order

Betty Lebovitz, President of the Board, called the meeting to order by conference phone call at 9:04 A.M. Mountain time. Other board members present by conference phone call were, Don Anthony, Dick Brown, and Graciela de Quesada. Nonmembers present at Chamonix were Mike George and Lee Wilson of Snowmass Lodging Company.

II New Business

A. Mr. Wilson described the following projects:

- 1) C Building 3rd floor leak (leaking into boiler room) – This winter there was leakage from the planter and/or deck, made greater by new downspout from C Building entry. We propose removing the planter adjacent to the steps, installing drains through deck, replacing waterproofing, and installing new deck. The owner of condo 36 is agreeable to deck replacing the planter. The cost is presently unknown, with investigations of waterproofing underway; estimate \$10,000.
- 2) Fire alarm wiring AA to C Bldgs (presently causing "trouble" condition on fire panel) – The present wiring was exposed during the courtyard project. The wiring was buried with no conduit, and is unsuitable for underground burial. We have a "not to exceed estimate of \$6,300 to install new wiring from the fire panel in AA to C Building.
- 3) Driveway repair and sealing (needed to protect the new surface) – The original installer recommends sealing the new concrete this spring. He provided an estimate of \$9,000 last fall.
- 4) Gutter installation & heat tape repairs (may help specific icicle problems) – Gutters on the high roof and at the interior driveway roof are designed to help with icicle problems. The project would also change the gutter to the new style utilized with the courtyard entries. A malfunctioning heat tape on B Building East side will also be replaced.
- 5) Pool deck gates and railings – The insurance company requested a gate at the bottom of the stairs adjacent to the pool. The Board also proposed a new railing and gate near the hot tub, and infilling the existing pool rail to bring it to code. Code requirements reduced the allowable rail spacing since the original construction. Discussion included concern for liability and the possibility that the Building Department would require all rails be modified to meet current code. The Board also asked that a rolling gate be investigated, instead of a swing gate next to the hot tub.
- 6) Interior courtyard painting (would coordinate with new entry decor) – We have bids from three paint contractors to paint all stucco surfaces, fascia,

soffit window trim and balcony rails viewable from the courtyard based on color specifications supplied by Robert Trown. The bids range from \$37,000 to \$43,120.

- 7) Door hardware replacement (need refinishing or replacement before doors are replaced) – three doors are to be replaced this year. The original hardware is weathered and worn to the point where it should be refinished or replaced. If all hardware were to be replaced additional doors would need to be replaced. Robert Trown will assist in our discussions.
- 8) New elevator carpeting (need decorator input) – Elevator carpet is worn and soiled beyond cleaning so needs replacement. Decorator input is required to coordinate new carpet with future lobby carpet replacement.
- 9) Entry landscaping (landscaping to fit in with the new driveway entry) Robert Trown will assist in formulating a plan for upgraded entry landscaping. The lift tower will be removed this spring.
- 10) Exterior patio lights (7 new lights that would coordinate with the new look) Robert Trown will assist with light specifications.
- 11) Ski locker room redecoration; lights - The ski locker room is looking tired and out-dated.
- 12) Ski locker room bath remodel – an upgrade in line with the exterior and condominium quality is due. Granite countertop and new tile should be anticipated, at minimum.

The Board discussed the projects described above. It was agreed that projects 1 through 5 were required to prevent further damage or liability to the Association. Projects 6 and 8 should also be done to maintain the property. The remaining projects 7 through 12 (except 8), and pool furniture replacement, were viewed as discretionary at this time, and would be further considered, as more information is available.

The Board agreed that gutters will be expensed to the "roof" reserve, C deck repair to "Concrete entry surfaces", patio lights to "Lighting, exterior" (if authorized following further investigation), fire alarm rewire to "Fire Alarm System", the pool deck railing to "Pool Deck resurfacing". In addition to these reserve fund expenditures, the Board agreed the driveway sealing and courtyard painting costs could be paid with the estimated courtyard balance and the "Exterior Surfaces Fund".

The courtyard painting bids were discussed. The Board chose the middle bidder, Southern Hemisphere Property Services (Rod Guillonta) based on factors including price, and connection with Robert Trown. Part of the painting project discussion included a description of the Ski Company's plan to adjust the ski hill grade between the Enclave, Crestwood and Chamonix. The work is designed to make skier and boarder access to Fannie Hill better by eliminating the flat section near the skier bridge. The work may cause dust problems during the painting that the painter will have to take into consideration.

The Board was in favor of further investigation of a swipe card security system that Mike George described. The system would provide a record of door entries that would enhance security. Dick Brown described a motion detector-camera based system that interfaces with computer links that will also be investigated.

VI Adjournment

The meeting was adjourned at 10:06 P.M.

Respectfully submitted,

Graciela de Quesada, Secretary
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