

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION

ANNUAL OWNERS MEETING

February 26, 2009

1. CALL TO ORDER, ROLL CALL AND PROXY CERTIFICATION

The meeting was called to order in the meeting room of Chamonix Condominiums, in Snowmass Village, Colorado by Betty Lebovitz, President of the Association, at 3:05 P.M. Nonmembers Mike George and Lee Wilson of Snowmass Lodging Company were also present.

Members Present	Unit #	% Common Ownership
Don Anthony (by telephone)	20	2.91
Betty Lebovitz (by telephone)	25&15	9.30
Employee Units	E- 1,2,3	4.93
Roselyn & Harry Hastings	36&37	6.98
Brian Moir	40	2.62
Graciela de Quesada	45	3.49
Peter Van Giesen (by phone)	46	3.20
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Members Present by Proxy	Unit #	% Common Ownership
Applebaum	22&23	6.69
Lux	26	5.23
Woodson	33	3.49
Luke	34	3.49
Brag	41	3.49
Joe & Faye Rosenbaum	47	2.91
Croft	54	3.49
TOTAL		62.22%

Verification of the signed proxies established that the required quorum of 50% of Chamonix owners was achieved.

2. PROOF OF NOTICE OF MEETING

Lee Wilson presented proof of notice of the meeting.

3. APPROVAL OF MINUTES OF FEBRUARY 28, 2008, MEETING

The February 28, 2008, Annual Meeting Minutes were presented. Dr. Van Giesen made a motion to waive the reading of the minutes and approve them as presented. Mr. Anthony seconded, and the minutes were approved as distributed.

#### 4. REPORT OF PRESIDENT/MANAGEMENT

##### Physical Property

Since February 2008 the following projects and major repairs have been completed at Chamonix:

- Chimneys were inspected/cleaned
- Fire sprinkler tests were instituted to meet insurance company requirements
- Fire sprinkler system repair/replacements were done per inspection list
- Fire alarm system repairs were completed per inspection list
- an updated owners list was sent to all owners
- Final touches to the lobby decorations were completed - additional art, accents and furniture
- Void under the parking garage foundation was backfilled
- Landscaping between the Office and C Buildings was replaced following the water line replacement and foundation work
- Gutters and heat tapes were replaced on N side of B Building
- Awnings were repaired and remounted on B, A and AA
- Driveway color added and driveway sealed, cracks repaired
- B Building sewer drains were inspected and cleaned
- Hot water and heat boilers were repaired including a snowmelt pump replacement
- Five pin hole leaks were repaired in hot water recirculating lines
- Insurance appraisal completed
- 11 window panes were replaced (broken seals)

##### Rental Report

SLC rental booking pace for this winter is down from the prior year by approximately 14%, or \$454,128, compared to the prior year. In December the booking pace was down over 20% compared to last year. Although the recession is affecting rental bookings, a pattern of last-minute reservations is helping. Chamonix gross rental bookings for this winter are also down compared to those of the prior winter and statistically pacing at a revenue decline of 14% year over year. Snowmass Lodging bookings are approximately on pace with other properties in Snowmass Village.

##### Financial Summary

The Association has a 7.5% operating surplus, or \$14,527, as compared to the plan, after one quarter. We have listed variance notes below:

**Income** – Revenues are under budget by \$550, or 0.1%, because of lower than anticipated interest income.

**General & Administrative** - Under budget by \$824 YTD, as a result of lower than expected telephone and internet repair costs. Property insurance costs will increase by \$1,658 as a result of increased valuation determined by an independent appraiser in the fall.

**Utilities** - Costs are \$14,263, or 20% under budget YTD. Electric costs are \$645 under budget. The annual electric refund was \$998.99, as posted in December 2008. Gas costs are running 24% (\$11,932) lower than budget YTD. Gas costs are higher than last year, but not as much as anticipated in the budget. If current trends continue, there may be on-going savings in this category, although not as great as the present percentage indicates.

**Repairs & Maintenance** – Approximately on budget. R&M (SLC), Pool Maintenance, Firewood, Painting and Staining, Groundskeeping, Snow removal, and Custodial line items are lower than budget on essentially timing issues. Projects later in the year will most likely bring these lines closer to budget. R&M Contractor and Equipment Service Contracts are over budget because of unanticipated repairs to a snowmelt pump, boilers, piping, window glass replacements, and elevator permitting costs. These line items should be closer to budget through the year unless other major issues develop.

#### 2007-2008 YEAR-END FINANCIAL

The Association is undergoing its outside audit at this time and expects no adjusting entries or negative management comments. The completed audit will be made available to any member upon request. The Association ended the prior fiscal year with an unaudited operating fund deficit of \$11,078.37. It is the intention of the Board to budget \$7,756 each year for member funded depreciation costs until the adjusted operating fund balance analysis in the outside auditor report shows that the operating fund surplus has been absorbed.

The Reserve fund had a balance of \$456,621 at fiscal year-end October 31, 2008.

#### 5. ELECTION OF MANAGERS

Mrs. de Quesada and Dr. Van Giessen's Board term expire in 2009. Dr. Van Giesen expressed a willingness to continue on the Board. Mrs. de Quesada is selling her condominium to her son, so she is stepping off the Board after 20 years of service to the condominium association. The Board and members present expressed gratitude and admiration for Grace's contribution to the operation and improvements at Chamonix throughout her tenure. A flower arrangement was presented to Mrs. de Quesada as a token of gratitude.

Mrs. de Quesada expressed her willingness to continue to assist the management in the future. Brian Moir, owner of condominium 40, is willing to serve on the Board, and has submitted a personal profile (attached). A new Colorado State law requires that Board elections be by secret ballot. Dr. Van Giessen made a motion to submit the slate of candidates to the membership for a three-year term. Mr. Moir seconded, and the motion passed. Dr. Van Giesen and Mr. Moir were elected by secret ballot. Thank you for your willingness to serve on the Association Board.

#### 6. UNFINISHED BUSINESS (no items)

7. NEW BUSINESS

Minutes note - tax allocations and disclosures

Mr. Moir made a motion affirming that the following management practice is a policy of the Board and Management and is adhered to by the Association. Mrs. de Quesada seconded, and the motion passed:

Management has performed various time studies and has developed specific allocations for budgeting and tax purposes. These studies have been incorporated into the Association's current year tax returns. The Association's membership surpluses are added to reserve funds or carried forward to the next fiscal year, and membership deficits are covered by increased assessments in the next fiscal year. Reserve funds are held in separate accounts.

Motion to ratify acts of the Board of Directors for the past year

Mrs. Lebovitz made a motion to ratify the acts of the Board for the past year. Dr. Van Giessen seconded the motion, and it was approved.

Base Village


Base Village construction will continue this year at a reduced pace. The first building of the Viceroy Hotel is scheduled for completion in December 2009, and the Little Nell Hotel construction will continue, contingent on the developer obtaining financing. Snowmass Village Town Council approved changes to the Little Nell and an arrival center on Monday, February 16, 2009.

8. QUESTIONS FROM THE FLOOR

9. ADJOURNMENT

Mrs. Lebovitz made a motion to adjourn. Dr. Van Giessen seconded, and the motion was passed. The meeting was adjourned at 3:30 P.M.

Respectfully submitted,



Brian Moir, Secretary

Addendum – Brian Moir profile:

Brian R. Moir

Brian Moir is a graduate of the University of Denver Law School and is a mostly retired lawyer living in Alexandria, VA. Brian practiced law in Washington, DC since 1973 focusing primarily on the laws and regulations related to telecommunications and information technologies. He continues to represent the interests of business users on these matters. Brian also has experience in zoning laws, including crafting the initial zoning laws for Jefferson County as it separated from the City of Denver. Brian later chaired the Capitol Hill Zoning Committee when he lived in Washington, DC. He is a member of the Delray Beach Yacht Condominium Board, and he and his wife, Bev, have been owners in Snowmass Village for over 15 years. Brian first skied Snowmass when it opened in December, 1967. Brian has managed over a dozen major building renovations and commits to devote the time and skills necessary to serve the owners of Chamonix.