



Chamonix

2023 Owners meeting July 12, 2023

Agenda

- Opening comments
- Discuss our goals
- Recent maintenance/expansion in similarly aged buildings in the neighborhood
- Maintenance efforts at Chamonix
- Near future planning
- How much it will cost over what amount of time
- What should be done, cost and timeline and options to pay for it

Opening comments

- Thank you for coming and participating
- We have an enormous opportunity
- Chamonix has some challenges that have clearly come into focus over the last year.
 - New learnings give new ideas about how to proceed
- Progress has taken longer then expected, but our education has been valuable
 - With few exceptions vendors are over promising and underdelivering
 - Prices continue to climb for trade labor
 - We have management limitations that need to be addressed prior to considering complex maintenance
- We took a 90-120 day productivity hit on the Frias migration (on going)
- The business environment has turned optimism into healthy skepticism
- After each section in presentation, we will encourage Questions

Goals

- Chamonix's facility will be worthy of its premier location at Snowmass by 2030
- The value we derive from maintaining and upgrading Chamonix will exceed our investment
- We will strive to increase average daily rental rates and nights rented in Snowmass
- We will respect our owner's investments and the relationship of our HOA fees and assessments to our property values
- We will build Chamonix's equity and brand among realtors, destination rental customers and the local community
- We will improve the efficiency and energy usage of our facility
- We will develop a succession plan for local management and Board of Directors

Recent maintenance/expansion in the neighborhood

- Enclave

- Sold property and development rights for 6 new units to pay for aprox. \$9M of maintenance and upgrades
 - \$4.5 M from Developer
 - Reserves and Special assessment of \$2.7
 - Loan of \$1.8M
 - Originally estimated to be completed in 9 months, current estimate 24 months

- Deerbrook

- Attempted to do expansion, changed their minds at first township rejection.
 - Special assessments \$600,000K plus per unit

Enclave before



Enclave after



Enclave Maintenance/enhancements

- Arrival Center
 - Meeting rooms
 - New exercise room
- New car ports
- Snowmelt concrete driveway
- Chimney stone
- Lower exterior siding replaced
- New paint
- Employee housing
- 6 New units

Deerbrook before



Deerbrook after



Deerbrook Maintenance/enhancements

- Complete siding replacement
- Full roof replacement
- New snow melt/gutter/downspouts
- Walkways snow melted
- Electrical system upgrade

Questions?

Reasons to smile

- Property values in Snowmass and CX continue to rise
- Our ceiling on Sq/Ft value is in the future
- There is still an \$1,800 Sq/Ft difference between CX latest sale and new construction
- We we will always have the best location on the slope

Maintenance efforts at Chamonix

- 2003 Circle drive upgrade and snow melt system added
- Lobby upgrades in 2005-07 at approx. \$1m
- Turned down Boiler system replacement in 2010
- Pool resurfacing discussions started 8-10 years ago and never progressed
- Very little money has been spent on the facility over the years
 - No comprehensive maintenance plan
- The facility has been managed to a budget not an objective

Review Chamonix planning/maintenance in progress

- Heat, hot water and driveway snowmelt replacement (Boilers)
 - Commissioned BG Homeworks to evaluate Chamonix's Mechanical, Electrical and Plumbing. Completed in March and revisions in April
 - Revision included discussion on Auto Charging
 - Commissioned BG Homeworks to work with Chamonix vendor to document replacement design and create schematics for township approval and bidding process for new snowmelt and heat/hot water systems
 - Second pass design/plan near completion
 - Bidding process to begin upon plan approval
 - 3 MEP contractors
 - 2 electrical contractors
 - Implementation likely in off season 2024
 - This work will require a special assessment
 - Amount TBD

Planning / Maintenance continued

- Chamonix Exterior
 - EFIS Synthetic Stucco
 - Installation, maintenance mistakes
 - Vapor barrier, too close to grade, little caulking or crack repair at windows
 - Establish solution for ground level exterior surface (stone, other)
 - Remove/ embed abandoned cable and exterior piping
- Windows not replaced in a timely way
 - Windows are owner's responsibility with the exception of LCE (sunrooms / decks) This has not worked well in the past
 - BOD discussing actions to take on window replacement
- We plan to engage Peak Architecture on an hourly basis and build off of work completed for the remodel of 15-25 (Ray Rinker's Condos)
 - Develop comprehensive "as is" plan set starting with building "B"
 - Allow visualization of proposed exterior solutions
 - Establish a standard for windows and installation process to maintain integrity of building
 - Test process on building B over 2 off seasons

Planning / Maintenance continued

- Roof snowmelt, gutters
 - Vendors are making repairs and enhancing in key areas of failure.
 - Falling ice broke two windows and ice build up caused several leaks into units
 - Expect work completed by October
- Elevators continue to fail
 - 2nd year of 4 year refit plan (1 per year)
 - AA building has refit and we are still experiencing problems due to a fluid leak
 - A building gets upgraded this Fall provided we are happy with AA fixes

Planning / Maintenance continued

- Backlog of planning / investigation
 - Plumbing failures
 - Shut off valves not working
 - We can not reliably turn off hot/cold, glycol(heat) to individual condos
 - Have need to shut down entire facility
 - Frequent leaks often in hot water circuit
 - Pool, hot tub, deck and surrounding
 - Stairs to ground
 - Locker room
 - Lobbies

Planning / Maintenance continued

- Routine maintenance
 - FY22 Budget has one dedicated person for CX maintenance
 - Position was filled recently
 - Focused on dry wall repair, paint, rust removal, exterior cleaning etc...
 - Repair damaged garage ceiling from leak, removed non-functioning garage openers, painting other areas damaged.
 - Training to repair and seal EFIS
 - Goal is to broaden resource pool and lower costs

Near future planning

- Prepare for auto charging
 - We have adequate capacity to add six L2 7.2KW chargers
 - AA and B building have the most capacity
 - BG Homeworks is recommending locations in parking garage
 - We may need to start with a shared charging option.
 - Owners, please speak up if an EV is in your near term thinking
- With increased summer traffic, owners may want to consider AC during a remodel.
- Many condos are getting tired, and we are seeing that reflected in rental “ratings” and rates.

How much it will all this work cost over what timeframe?

- We don't know specifically, but it will be significant
 - Other facilities doing similar work (siding, windows etc...) have spent \$165 sq/ft (CX has 70K sq/ft, \$12M)
 - Only guarantee at this point is that numbers will evolve as we get more information
- Other complexes have hired an architect and GC and typically an owner's representative to interface with HOA
 - Results are appear unpredictable and expensive, but this is typical
- With CX two active large projects/ Exterior planning /Boiler we are trying a modified approach

Cost / Timeframe continued

- 1) Self performing planning exterior maintenance, EFIS repair/replacement and window install
 - Ray Rinker CX15,CX25 owner brings a unique skill set and construction background.
 - Recently acquired his General Contractor (GC) license in Colorado
 - Took over GC activity on his remodel
 - Strongly advocates for the HOA self-performing (not using an outside GC)
 - Exceptional knowledge on Chamonix
- 2)Hybrid Self-perform oversight of design and planning and have GC assisted boiler install
 - We have not committed to any GC but are strategizing with Rudd Construction.
 - A GC could add a significant cost but will expand our available resources

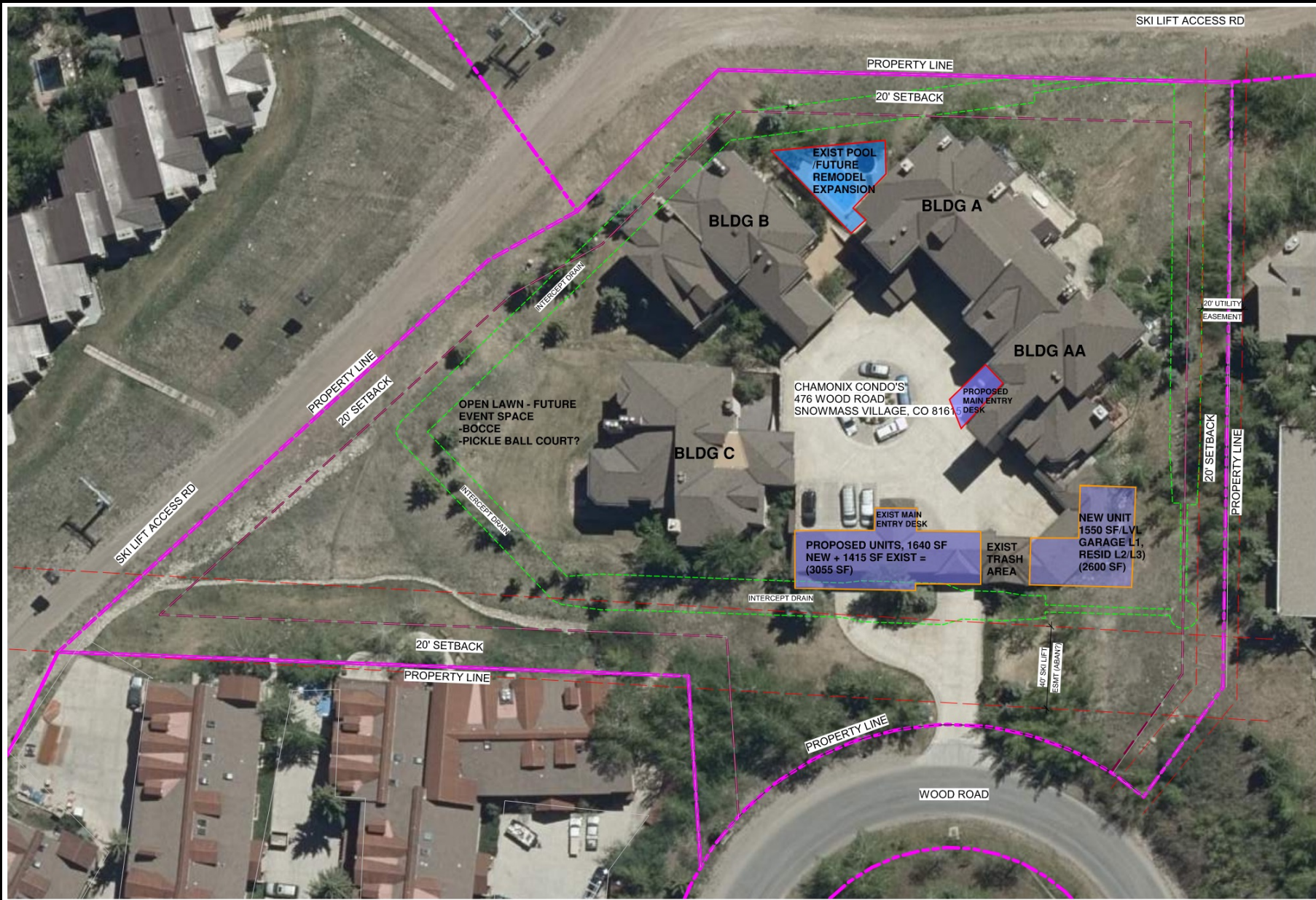
Questions?

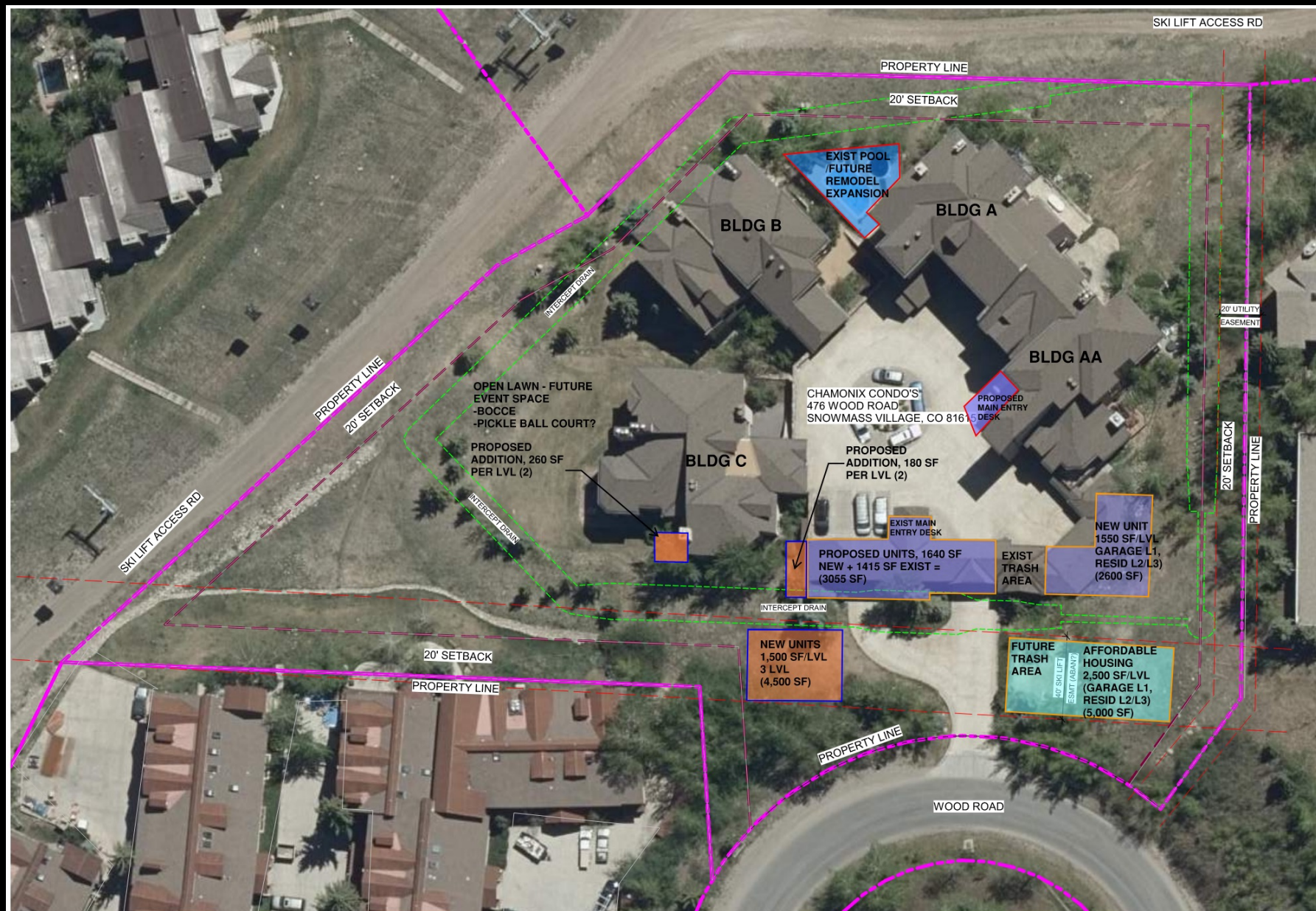
Results of Z-Groups Chamonix evaluation

- We hired Z-Group last Summer to evaluate CX and present their ideas to:
 - Add density to CX to potentially pay for CX maintenance by selling off new condos
 - Add employee housing options
 - They used nearly half their fee and hired Rudd General Contractor for a high-level facility evaluation
 - They did some destructive testing of EFIS and scrutinized the facility presented report
- Z-Group focused on location of expansion and remodel ideas and visual upgrades to CX
 - Project was to include one high fidelity rendering of recommended direction
 - After starts and stops we settled for sketches
 - Project has come to near completion as of April
 - Z-Group was obviously busy, CX got very busy with Property Mgmt. change over

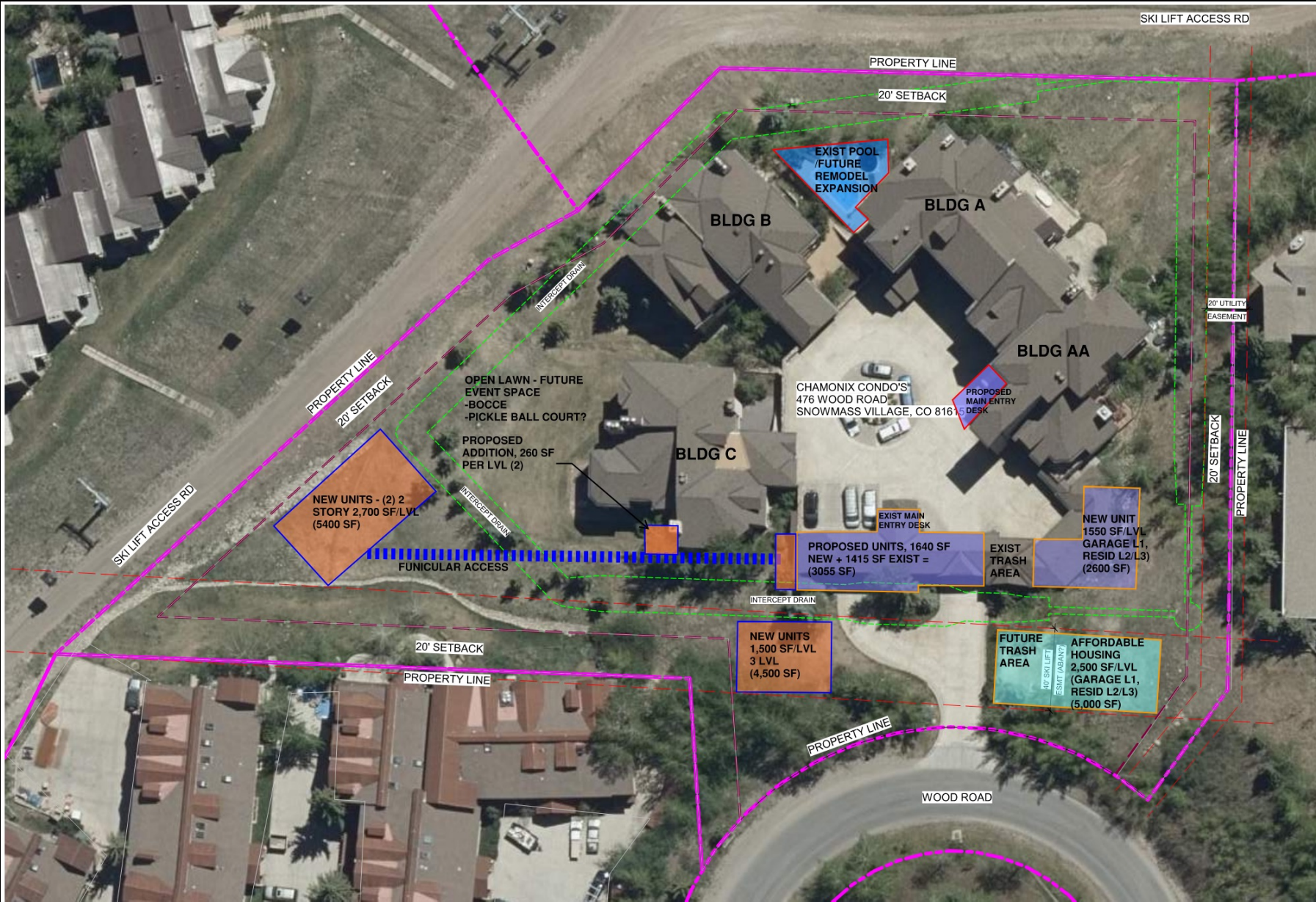
Notes on the following slides

- The following is the majority of the slides Z-Group created
 - We eliminated schematic/ blueprint drawings of highlighted lobbies, ski room, boiler room etc... Locations are known.
 - We can use the presentation to help set a direction
 - What to pursue and what not to pursue
 - It is not intended to choose aesthetic direction
 - \$500K-750K to get to town approval





FLOOR AREA TABLE	
-PROPOSED FREE MARKET	
FLOOR AREA: 15,000 SF	
-PROPOSED AFFORDABLE	
HOUSING SF: 5,000 SF	



FLOOR AREA TABLE	
-PROPOSED FREE MARKET	FLOOR AREA: 15,000 SF
-PROPOSED AFFORDABLE	HOUSING SF: 5,000 SF



SKI SLOPE PROJECT FRONTAGE ELEVATION
- ALL BUILDINGS



BLDG A TRANSITION POOL PATIO TO BLDG B



BLDG A TRANSITION POOL PATIO TO BLDG B



SKI SLOPE PROJECT FRONTAGE ELEVATION



SKI SLOPE PROJECT FRONTAGE ELEVATION



BLDG B TRANSITION TO BLDG C FRONT ELEVATIONS



BASE VILLAGE PLAZA BLDGS FOR CONTEXT

BASE VILLAGE BLDGS FOR CONTEXT



CRESTWOOD BLDG FOR CONTEXT



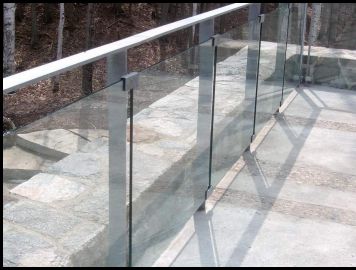
BASE VILLAGE BLDG FOR CONTEXT



ELECTRIC PASS LODGEG FOR CONTEXT



ONE SNOWMASS WEST



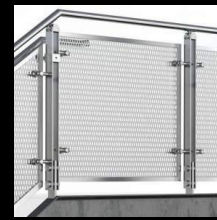
GLASS RAILING OPTION



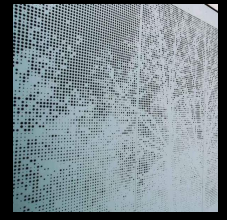
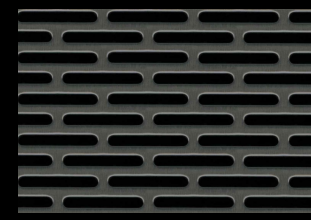
LIGHTER DECK STRUCTURE
REDUCED CORNERS



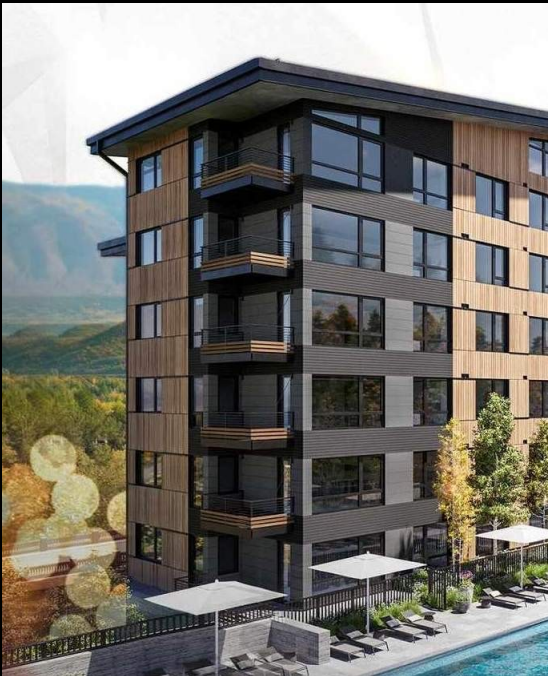
METAL PANEL
FASCIA AND DECK TRIM



PERFORATED PANEL RAILING OPTION



"WHITE OAK"
LOOK SIDING



OVERVIEW INSPIRATION IMAGERY





METAL PANEL FASCIA AND DECK TRIM



EXISTING BUILDINGS



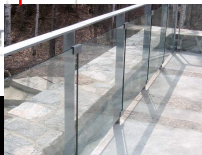
"WHITE OAK"
LOOK SIDING



METAL PANEL FASCIA
AND DECK TRIM



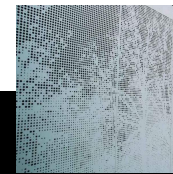
PERFORATED
PANEL INFILL



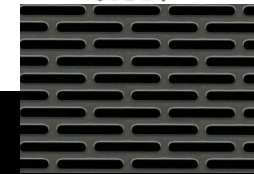
GLASS PANEL INFILL



STONE BASE OPTIONS



PERFORATED PANEL INFILL / RAILINGS

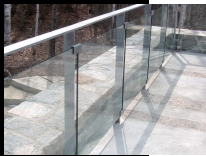




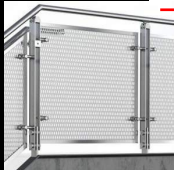
METAL PANEL FA



EXIST BUILDING



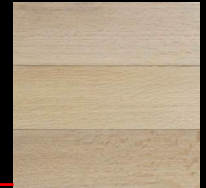
GLASS PANEL INF



PERFORATED PA



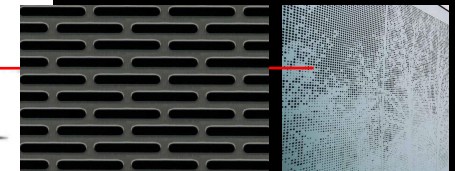
EXISTING BUILDINGS



"WHITE OAK" LOOK SIDING



METAL PANEL FASCIA AND DECK TRIM



PERFORATED PANEL INFILL / RAILINGS



STONE BASE OPTIONS



PHASE B
RENOVATION ELEVATIONS
BLDG C

Drawing Title

Client Name

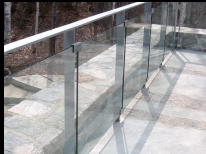
Date



METAL PANEL FASCIA



STEPPING STONE BASE W/ SITE



GLASS PANEL INFILL



PERFORATED PANEL INFILL



EXIST BUILDING



"WHITE OAK" LOOK SIDING



PANEL FASCIA AND DECK TRIM



STONE BASE OPTIONS

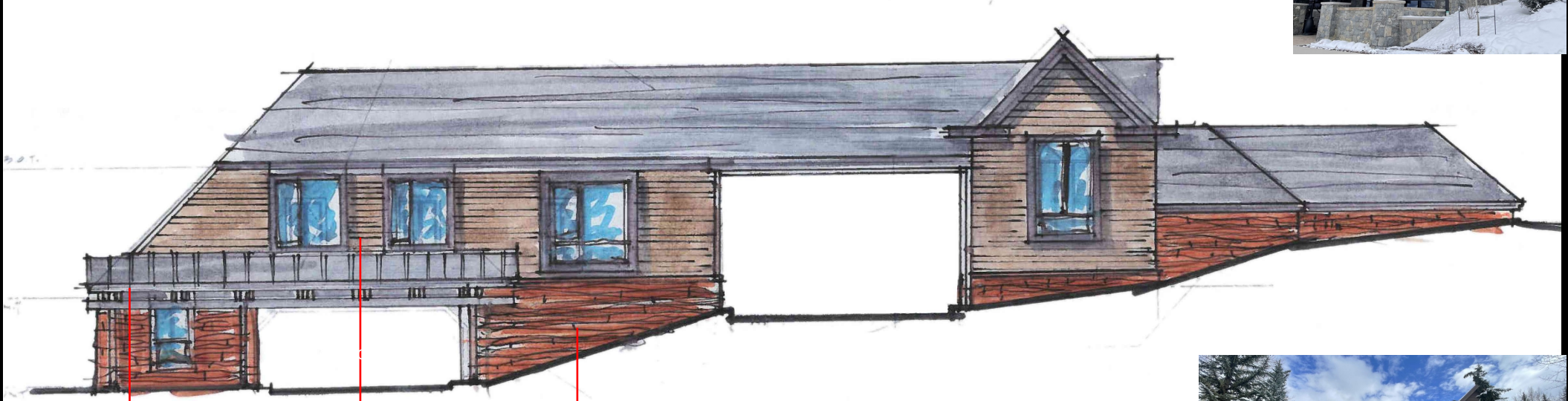


PHASE B
RENOVATION ELEVATIONS
BLDG C

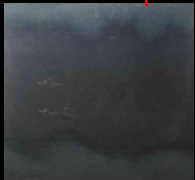
Drawing Title

Client Name

Date



SHED ROOF WITH WOOD DETAILS



METAL PANEL FASCIA
AND DECK TRIM



"WHITE OAK" LOOK SIDING



STONE BASE OPTIONS



EXIST BUILDING



PROPOSED NEW ARCHITECTURE AND ENTRY CANOPY



RECEPTION / LOBBY AREAS UPDATED



SKI LOCKERS UPDATED

PROPOSED INTERIORS UPDATED



PART D - CONCLUSION AND COST ESTIMATES

CHAMONIX RENOVATIONS & PHASE BREAKDOWN

PHASE A. MAINTENANCE ITEMS

UPDATE/REPLACE BOILERS
- SEE BGBW SUMMARY DOC

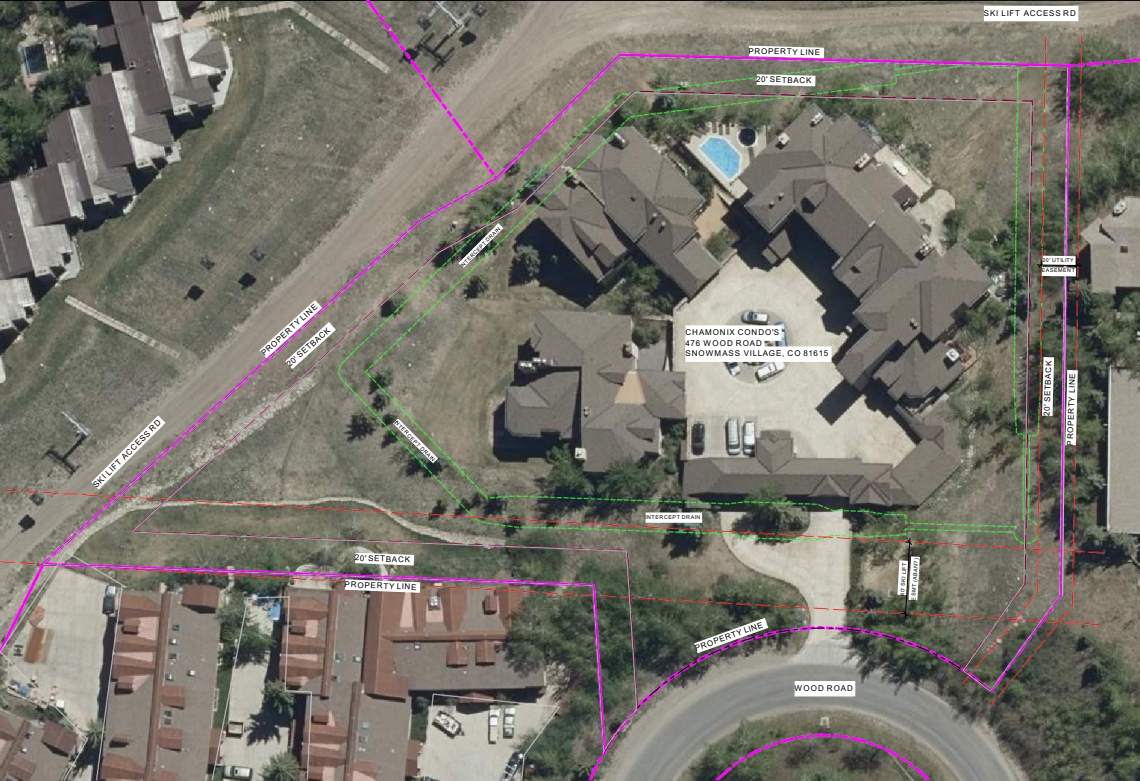
UPDATE REPLACE ELECTRICAL ITEMS
- SEE BGBW SUMMARY DOC

REPAIR UPGRADE HEAT TAPE, GUTTERS & DOWNSPOUTS

ADD STONE VENEER BASE CLADDING AROUND EACH BUILDING
- DEMO EXISTING EIFS AT BASE & REPLACE W/ STONE
- APPROX 5' TO 15' OF STONE BASE

ADD INSULATION AT ROOF ATTICS AS POSSIBLE

CONSTRUCTION ESTIMATE RANGE \$ xxx to \$ xxx



PART D - CONCLUSION AND COST ESTIMATES

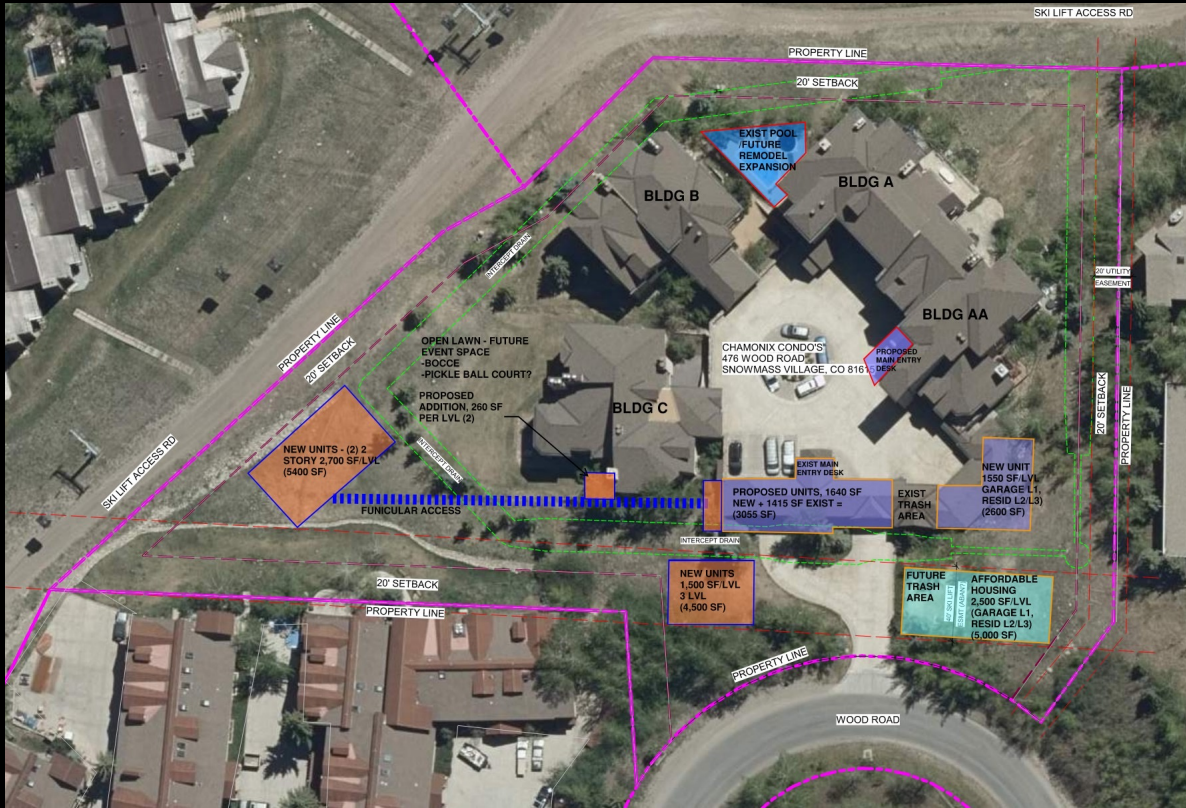
CHAMONIX RENOVATIONS & PHASE BREAKDOWN

PHASE B. OVERALL RENOVATION UPGRADES

ONE TIME RENOVATION OPPORTUNITY ITEMS
ADDS VALUE TO THE PROPERTY

- REPLACE WINDOWS AND DOORS, FLASHING, SAVES ENERGY, BETTER GLASS, IMPROVES LIGHT AND VIEWS, CURRENT WINDOWS AT END OF LIFE, 20-25 YR LIFE
- REPLACE DECK GUARDRAILS, LESS MAINT, SAFETY/CODES
- REPLACE EXIST EIFS W/ SIDING (SOFFITS, FAUX WOOD SIDING, STUCCO)
- LOBBY INTERIOR UPGRADES, NEW FINISHES & SKI LOCKER UPGRADES REMODEL
- SKI LOCKER ROOM REMODEL
- POOL MECH ROOM REMODEL, NEW EQUIP, NEW CODES
- RE-WATERPROOF DECKS
- LAUNDRY ROOM UPDATES
- GARAGE VENTILATION SYSTEM REPAIR
- MAIN ENTRY UPDATES, EACH BLDG
- CHIMNEY & CAP UPDATE
- DEMO EXIST DECK COLUMN EIFS, REMODEL FOR THINNER CORNER COLUMNS, BETTER DECK/ROOM VIEWS
- FUTURE ROOF REPLACEMENT

CONSTRUCTION ESTIMATE RANGE \$ xxx to \$ xxx



PART D - CONCLUSION AND COST ESTIMATES

CHAMONIX RENOVATIONS & PHASE BREAKDOWN

PHASE C. EXPAND FLOOR AREA, OPTION TO HELP FUND THE PROJECT

OPPORTUNITY TO EXPAND TO FLOOR AREA OF THE PROJECT THRU SNOWMASS APPROVALS PROCESS SIMILAR TO ENCLAVE CONDOS, SKI EASEMENT LIFTED

ADD FREE MARKET BUILDABLE FLOOR AREA AND SELL TO HELP FUND THE RENOVATION PROJECTS

CONSTRUCTION ESTIMATE 15,000 sf at \$1100 to \$1300 per/sf

AS PART OF THE APPROVAL PROCESS TO ADD SELLABLE SF, THE PROJECT WILL NEED TO BUILD AFFORDABLE HOUSING ON SITE - ADD PARKING GARAGE AND TRASH AREA

CONSTRUCTION ESTIMATE 5,000 sf at \$900 to \$1000 per /sf

Questions?

Additional projects in progress

- We commissioned a reserve study
 - We received a first draft and are reviewing and making corrections
 - Estimated release 2-4 weeks
- Annual Audit draft is due this week
 - Estimated release is tied to reserve study
- Square footage and assessment analysis
 - Making corrections
 - Getting owner's feedback
- We continue to work on project management process
 - Master normal maintenance and backlog list
 - Central location for information and CX data
 - Independent of property manager
- Very early process of revising by-laws declarations (requires owner's approval)

Additional projects in progress continued

- Board of Directors expansion to 5
 - Very diverse background and skills
 - Construction and accounting skills added with Ray and Mike joining
 - Likely diverse opinions
- Additional advisors would be valued
 - I've leaned on several non-board members to get opinions
 - Super valuable

How owners can help

- Share your feelings and ask questions
- Be vocal
 - Good and bad
 - See something / Say something
 - At the very least make the board aware of any concerns
- Think about the level of service you want CX to have in the future.
 - Labor is expensive and will likely get more expensive in future
 - We have minimized expenses, but services will be more limited too unless the owners decide they want to maintain services at current level

Thank you

- Owners
 - It is a privilege to work on your behalf
- To Mike, Scott, Kevin, Mike L. ect...
 - All instrumental in getting us to this point
- Board members, Bill Powers, Mark Urban
- Advisors and soon to be board members Ray Rinker and Mike Smith