

MINUTES of THE ENCLAVE ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING

March 9, 2025

1. Call to order, roll call and certification of proxies

Mel Blumenthal, President of the Association, called the meeting to order at 3:35 PM MST. Non-members Mike George and Paul Parkerson from Frias Properties of Aspen and Snowmass were also present. Michale Hoffman, HOA attorney, was also present

Members Present	Unit #	Points	Rental Non rental	= R = NR
Paul Dybala	101	1860	R	
Stiles	102	1170	R	
Jay Losi	104	1170	NR	
Lonnie Klein	105	1170	NR	
Mel Blumenthal	106/107/206	3885	NR	
John Henderson	108	1545	NR	
Burns	109	1170	NR	
Ronda Shrewsbury	111	2340	NR	
Hilb	112	1170	NR	
Kwarciak	202	1170	NR	
Novo	203/303	2340	NR	
Lustberg	204	1170	NR	
Eldean	205	1170	R	
Jeff Taub	207	1545	R	
Wilson	208	1545	R	
Chad Tameling	210	1545	R	
McIsaac	211	1170	R	
Purdy	212	1170	NR	
Robert Mahoney	302	1170	NR	
Jon Word	304	1170	NR	
Fiasse	306	1170	R	
Larry Garon	307	1860	R	
Charles Crowe	310	1545	NR	
Glen Fisher	311	1170	NR	
Lee Spiegler	312	1170	R	

Members Present By Proxy	Unit #	Points	Proxy given to
Jacobs	201	1860	R Blumenthal

TOTAL: 40,170/52,515 = 76.49%)

Verification of those present and signed proxies established that the required quorum of

one-third (33%) of Enclave owners by square footage was achieved.

2. Proof of notice of meeting

Paul Parkerson presented proof of the meeting.

3. Reading and approval of minutes of March 10, 2024, meeting.

Management had previously posted the minutes of March 10, 2024, meeting on the slcassoc.com website. Mr. Fisher made a motion to waive the reading of the minutes and approve them as written. Mr. Klein seconded, and the motion passed.

4. Election of Directors

Mr. Blumenthal noted that this year two Board seats are open for election. The two seats are currently held by Mel Blumenthal and Glen Fisher, who each indicated an intent to run for re-election. Mr. Blumenthal asked if there were any other members present who wished to declare candidacy for the Board of Directors at this time. Mr. Word, EN304, declared his candidacy just prior to the meeting. Mr. Blumenthal then closed the nominations. Mr. Blumenthal made a motion to close the slate of declared candidates. Mr. Fisher seconded, and the motion passed. Mr. Blumenthal and Mr. Fisher were each elected to a three-year term.

5. State of the Property

Completed projects last year and through this fall

Performed Boiler and Elevator inspections

Performed fire extinguisher inspections

Did Limited Roof Snow Shoveling

Repaired, tested, and added tree lighting

Had chimneys inspected and cleaned

Cleaned exterior and interior windows

Replaced failing plumbing in the crawlspace under EN113

Replaced faulty fan for pool/spa boiler #1

Replaced spa filter and circulation pump

Replaced breaker for east walkways emergency lights

Repaired/replaced lights in the housekeeping/maintenance offices

Replaced washer/dryer drainage line for the _01 stack.

Replaced failing plumbing between EN101 and EN201

Installed elevator cage in the elevator equipment room of the new arrival center

Purchased and installed new firepit

Purchased/installed stone for new firepit area

Installed a hog fence on carport B for safety purposes

Purchased blinds for employee units

Replaced spa-area bollard lights

Repaired irrigation system
Purchased towel station for the spa area
Painted/stained damaged areas of the new arrival center ceiling and entry wall
Purchased and installed stone in the west elevator hallway
Purchased and installed Enclave entrance signage

Management has helped address the following renovation/development tasks:

Boulder installation at the entrance and central staircase
Arrival center fireplace installation – corrections and improvements
Arrival center elevator installation and investigation of ongoing warranty and performance issues
Driveway/main staircase investigation and repairs of recently installed snowmelt
Carports C and D completion
Main staircase/pool area bollard light installation
Employee unit E200 completion
Punchlist investigation/correction/additions for the arrival center, the employee units, the central courtyard, the carports and the exterior area
Investigation of structural issues in EN100
Ongoing snowmelt system issues
Repaired damaged west-elevator phone line
Repaired heat tape damaged by stone masons

Projects proposed to be completed this 2024/2025 fiscal year

Update pool/spa equipment
Continued investigation of re-plastering/re-painting the pool
Investigation of closing/locking methods for north ski lockers
Investigate a sensor to reduce hot water recirculation time frames and unit-stack water shutoffs (Flo-Logic)
Replacement insulation in the east side crawl space
Repair walkway and balcony surface coating

6. Financial Position

Unaudited actual HOA financial results show a cumulative operating fund surplus at the end of fiscal 2023-2024 of \$22,437. Management recommended that the board approve carrying any surplus balance forward in the operating fund to partially defray 2024-2025 assessments, pending review by the external auditor for potential tax consequences.

The (new) arrival center reserve fund at fiscal year-end amounted to \$9,289. This reserve is funded by rents paid by the management company for sharing use of the space with the HOA.

Management is currently investigating the feasibility of changing auditing services for the HOA. Once a decision is made, the external audit of the Association for 2023/2024 will

commence. The completed audit will be made available to any member upon request. Current year operations through the first three months show The Enclave to be operating at a YTD deficit to budget of \$6,764. This overage is primarily a result of increased gas costs related to the performance of the driveway snowmelt system.

There is currently one owner who is delinquent on assessment payments.

The Reserve Fund (Non-Arrival Center) and the Reserve Fund – New Arrival Center balances as of December 31, 2024, were <\$165,692> and \$10,788, respectively. The deficit in the main Reserve Fund is a result of the Reserve Fund now including some sunk costs for the renovation project, as the escrow proceeds have been fully used, and the escrow account has been closed. Cash to pay those expenses is from the Timberline loan.

Phase II Entitlement Renovation/Development & Soft Costs (RSC)

To obtain final Town of Snowmass Village approval for the Enclave's proposed renovation/development project, the Board has approved expenditures for soft and other project costs to be made from the Reserve Fund. Cumulative sunk costs through 02/25/2025 for these efforts amount to \$1,850,502. Funding via approved assessments for Phases 1 and 2 and surplus transfers to date (including those approved in January 2019 and February 2021) amount to \$619,127 – leaving a present deficit for these efforts of \$1,231,375. The Board is in the process of determining how best to address this deficit.

The HOA obtained a loan to be funded by annual special assessments to help pay for Project related costs in the amount of \$1,800,000 and drew the loan down in its entirety during 2023-2024 to both fund project costs and to protect the advantageous interest rate terms of the loan. The HOA levied its first annual special assessment for funding debt service in fiscal 2022/2023 and collected \$71,460 from owners as of that fiscal year end date of September 30, 2023. A special assessment of \$80,878 has been levied for the current fiscal year for the same purpose.

Insurance

The Enclave continues to be insured under a master policy that now includes Enclave, Owl Creek and Chamonix. The master policy allows these three properties to share in their combined replacement value for the purpose of paying for a property damage claim, while maintaining separate claims history evaluations. The aggregate replacement value of all three properties under the master policy is \$153,546,244.

Of this amount, the Enclave has an allocated replacement property limit of \$33,194,493. Under just its allocated limit the Association has average replacement coverage of roughly \$533.12 per square foot over 62,265 square feet of improvements, based upon exterior square footages (which for computational purposes includes the legacy square footages of the carports and the old arrival center building). These property limits for the association

have been increased to include estimated replacement costs for the newly constructed assets. Under the master policy limit of \$153,546,249, this computes to average replacement coverage of \$2,466 per square foot, should any single incident or peril affect only the Enclave. If that incident or peril affected all three properties, each property would revert down to its individual declared replacement value for coverage. These replacement amounts noted herein are intended for use by the HOA to replace common improvements that may become damaged because of a covered incident.

If a unit owner has renovated kitchen or bath areas, performed other interior modifications, or purchased a Unit that had interior modifications performed after initial construction, the Board strongly recommends that those Unit owners have their Units appraised on a replacement cost basis. If there have been any upgrades or improvements to a Unit and/or its contents, the owner needs to insure the value of those upgrades and/or contents. Insurance coverages obtained by the HOA may not provide funding for all the costs that may result from a covered incident. The Board advises each and every owner to have his insurance agent review the existing association and owner's policies to make sure that each and every owner has appropriate coverage for his personal property and unit improvements. The Board has decided to maintain liability insurance coverage on a blanket basis for \$1 million per occurrence and \$2 million aggregate, with a series of layered policies aggregating to a \$40 million umbrella. Increased costs of construction are separate from the property limits at \$1,000,000 under the building and ordinance section of the Package coverage. Demolition has a limit of \$1,000,000, which is also separate from the property limits. The Association purchases a minimum premium worker's compensation policy, primarily to protect against uninsured subcontractors working on site who might become injured and levy such a claim against the Association.

Meghan Wilson of Mountain West Insurance Agency is available to discuss any specific insurance questions owners may have for either the Association or their private needs. The Board encourages you to contact Ms. Wilson at (970) 945-9111 and/or your insurance broker to review your private insurance needs related to Unit ownership within the Association, especially if you have made improvements to your Unit.

7. Frias Properties of Aspen and Snowmass (FPAS) – Rental Program

In April of 2023, the Town of Snowmass Village enacted a compulsory short term rental unit license agreement that requires rental unit owners to hire and identify a local manager to be available to respond 7 days a week / 24 hours a day / 365 days a year to issues related to rental occupancy. Currently, all but three units at The Enclave have engaged FPAS to manage their Units.

Rental Program

Frias Properties of Aspen/Snowmass continue to outpace winter market performance. Calendar 2024 results are below.

		Booking/Revenue Summary Report- Net Rents	Audited Gross Rental Revenue by folio	Paid Nights- Through	Available Nights -Through	Paid Occupancy % -Through	Audited Report Average Daily Rate [ADR] - Through	Revenue Per Available Room or Unit [REVPAR] - Through	Audited Market REVPAR Thru	Audited REVPAR Premium to Market	Audited REVPAR Premium to Market	
				12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024	12/31/2024			
Chamonix	Calculated subtotals	\$ 928,347.78	\$ 964,148.44	Chamonix	945	2509	37.66%	\$ 1,020.26	\$ 384.28	\$ 277.19	\$ 107.09	38.63%
Enclave	Calculated subtotals	\$ 1,261,366.05	\$ 1,316,328.50	Enclave	1221	4667	26.16%	\$ 1,078.07	\$ 282.05	\$ 277.19	\$ 4.86	1.75%
Owl Creek	Calculated subtotals	\$ 200,350.73	\$ 216,606.66	Owl Creek	88	350	25.14%	\$ 2,461.44	\$ 618.88	\$ 277.19	\$ 341.69	123.27%
Calculated Total		\$ 2,390,064.56	\$ 2,497,083.60		2254	7526	29.95%	\$ 1,107.85	\$ 331.79	\$ 277.19	\$ 54.61	19.70%

Winter 2024-2025 pace results through February 26, 2025, are below.

Snowmass	Nov	Dec	Jan	Feb	Mar	Apr	Total	Snowmass weekly pick-up	Nov	Dec	Jan	Feb	Mar	Apr	Total
Nov - Apr 2024/2025 Pace	\$ 27,813	\$ 442,330	\$ 622,171	\$ 663,918	\$ 591,623	\$ 73,794	\$ 2,421,649								
Nov - Apr 2023/2024 Pace	\$ 9,023	\$ 432,578	\$ 459,927	\$ 605,884	\$ 608,491	\$ 48,419	\$ 2,164,321								
Nov - Apr 2023/2024 Actual	\$ 9,023	\$ 432,578	\$ 459,927	\$ 605,884	\$ 645,716	\$ 70,241	\$ 2,223,369								
Budget	\$ 9,474	\$ 454,207	\$ 622,182	\$ 653,851	\$ 461,163	\$ 87,975	\$ 2,288,852								
\$ Var YOY Pace	\$ 18,790	\$ 9,752	\$ 162,244	\$ 58,034	\$ (16,868)	\$ 25,375	\$ 257,327								
% Var YOY Pace	100%	2%	35%	10%	-3%	100%	12%								
\$ Var YOY 23-24 Actual	\$ 18,790	\$ 9,752	\$ 162,244	\$ 58,034	\$ (54,093)	\$ 3,553	\$ 198,280								
% Var YOY 23-24 Actual	208%	2%	35%	10%	-8%	5%	9%								
\$ Var Budget	\$ 18,339	\$ (11,877)	\$ (11)	\$ 10,067	\$ 130,460	\$ (14,181)	\$ 132,797								
% Var Budget	66%	-3%	0%	2%	22%	-19%	6%								

8. Renovation and Expansion Project

Mr. Blumenthal then initiated a discussion of the HOA renovation/development project. The HOA renovation portion of the project is nearing substantial completion, with most of the remaining work expected to be finished prior to the start of summer of 2025.

Mr. Blumenthal noted that the HOA has taken over all of the landscaping improvements for both the existing and expansion parcel sites in coordination with the HOA's architect and local landscape vendors. The HOA's plan is to try to accomplish the last of the landscaping improvements related to the renovation project prior to the onset of summer 2025 season, or approximately by mid-June 2025.

Mr. Hoffman summarized the status of ongoing negotiations between the HOA and Real America, which have been underway since January 2024. He noted that the snowmelt system is the most difficult issue to resolve, in that costs to remedy this problem are unknown.

The lobby elevator issue remains unresolved. Real America disclaims any responsibility for the selection of the existing elevator, but Real America has ongoing warranty performance responsibilities according to its construction contract with The Enclave.

The exterior door to the lobby at the exercise room level has details that currently impede it from automatically closing. Management will continue its efforts to find a solution that will allow this door to automatically close.

9. New Business

Mr. Blumenthal opened the floor to questions from owners.

Mr. Purdy asked about the ski locker hallway, as the lockers don't presently function. The Board has the item on the agenda.

Mr. Purdy also asked if the HOA can purchase a bell cart with pneumatic tires.

Mr. Purdy also asked if the HOA can purchase a matching (white, not ivory) color toilet seat on the top level of the new arrival center.

Mr. Purdy also asked if the HOA can purchase 2 doggy bag/trash cans for the property.

Mr. Spiegler asked if the members would like to consider a different exterior painting scheme. Mr. Blumenthal noted that design considerations for the next major painting cycle will be made available to the members before decisions are made.

Mr. Losi asked that the HOA repair a window with a broken sash in unit EN104.

10. Old Business

Parking

Management would like to remind everyone that any tenants or their guests while on property that park in the tandem parking spaces on the property will need to leave their keys with the front desk staff for safety and security purposes. All owners who leave their vehicles on property need to leave a set of keys with the front office to be used, if cars need to be moved in case of an emergency.

Mr. Blumenthal commented that the HOA was going to test a pilot program to try get back to one identified space per residence, when those owners are in-house. Owners that are in-house will be assigned to the single (not the tandem) stalls, to the extent that those are available. Mr. Purdy thanked Mr. Parkerson for his and the other staff members efforts to try to manage the parking situation over the past three years. Extended discussion ensued, as to how best to fit as many cars as possible into the limited available space. Owners are encouraged to limit their on-site parking to one car per unit.

The on-mountain, beginner, people-mover, tunnel on Assay Hill is generally not used, and

the members expressed support to ask the Aspen SkiCo to remove it. Mr. Klein will head the efforts to persuade the Aspen SkiCo that it is seldom, if ever, used, and is an eyesore.

The members who rent asked Mr. Blumenthal to investigate ideas related to tenant wear and tear, versus damages.

Motion to Ratify the Acts of the Board and/or Directors

Mr. Klein made a motion to ratify the acts of the Board and/or Directors for the 2023-2024 fiscal year and through the date of this meeting. Mr. Garon seconded, and the motion passed.

Although the declaration states that an outside appraisal is to be performed annually to verify replacement costs. Mr. Isaac made a motion to waive the outside appraisal requirement for fiscal year 2024-2025, and Mr. Klein seconded, and the motion passed. Following completion of the HOA renovation project and the completion of the new units, the Board and management will consider resuming work with a third-party appraiser.

Adjournment

Mr. Garon made a motion to adjourn the meeting 6:18 PM MST. Mr. Fisher seconded, and the motion passed.

Respectfully submitted,

Lonnie Klein, Secretary

