

**MINUTES OF THE MEETING OF DIRECTORS
OF
THE STONEBRIDGE CONDOMINIUM ASSOCIATION, INC.**

The following were present at a Meeting held in Snowmass, Colorado on Wednesday, December 9, 2020:

Doug Borrer	President (via phone)	Homeowners:
Bill Kritzik	Vice President (via phone)	Beppie Cerf (via phone)
Jack Fields, Jr.	Treasurer (via phone)	Mike Cleaver (via phone)
Nancy Burns	Director (via phone)	Brittany Greenfield (via phone)
Susan Leonard	Director	Mary Kay Klein (via phone)
Perri Mickles	General Manager	Deborah Litman (via phone)
Kelly Wallace	Assistant General Manager	

Doug Borrer called the meeting to order at 9:17 AM.

FOLLOW UP TO JULY BOARD MEETING

Based on requests from homeowners at the July 2020 meeting, an opt-in directory for owners is on the Owner's Page of our website. We have 26 owners who have shared their contact information on the directory. An e-mail address, stonebridgeboard@stonebridgecondominiums.com was created to allow direct access to the board.

Management has been sending more frequent e-mail blasts to update homeowners on what is happening at Stonebridge and in Snowmass. With the constantly changing guidelines from COVID protocol, there has been a lot of information to send.

Jack said the last assessments invoices that were sent did not have a due date. He said it is important to have that date.

Bill thanked management for working on better communication and Susie said it was great to get information out.

STRUCTURAL WORK

Doug said the Building Committee has been very active. From a call in September, Perri was asked to get drawings from the structural engineer for the 600 building to get pricing from potential vendors. In November, the Building Committee asked Perri to get a sense of urgency on the work from the structural engineer. Based on his input, it was determined that there was no eminent safety concern. In an abundance of caution, the Board recommends that we shovel the roof when we have 20"-24" of accumulated snow. The cost of shoveling is about \$5,000 per shovel.

Bill mentioned that for any homeowners who were not aware, structural concerns were found in the 900-building last fall. Upon further research, similar issues were found in the 600 building. In the 900 building we were able to complete work in several condos that had drywall removed already. In the 600 building, all the affected units will require drywall removal and repair to any damage in the unit.

Doug stated that he was not surprised by the structural issues with the buildings being 53 years old. At this point, Doug said the board would not vote on this issue until the May meeting but ask the Board to consider an unofficial resolution to announce an upcoming special assessment. The 600 Building will be scheduled for repairs in 2022 and the assessment will have a 20% cushion to cover unforeseen

circumstances and increase in price. With the line of credit from Alpine Bank plus a special assessment of approximately 2M, by 2023 we are budgeted to have a cash reserve adequate to cover the future projects in the 16-year plan.

REVISED FINANCIAL PROJECTIONS

Based on the uncertainty created by COVID, Perri said that booking projections are well below last year's reservations. Because of this, she has reworked our income and expense projections for this winter season. Rental commission expectations have been decreased and associated costs have been modified.

Doug felt that under these circumstances, breaking even was good.

CONDO DECLARATIONS AND BYLAWS

The Document Committee met with our attorney last summer to give him guidelines of changes necessary to remove ambiguities in the governing documents. Bill stated that we are still waiting to get his recommendations. He feels we will likely have a vote to repeal the current documents and approve a new set. This must be done before the next election of directors. Doug asked that this be completed before the next election. Nancy expressed that this is incredibly important and recommended that Perri copy the Document Committee members on correspondence with the attorney.

BUILDING INSURANCE

Perri stated that the building insurance policies renewed in November. With the renewal, the Difference in Conditions policy was increased significantly from last year. The current policy provides \$25 million in coverage due to earthquake, earth movement or flooding. Bill gave some history that years ago this policy was presented to the Board. At that time and the decision was made to insure all the buildings to the full replacement level. Doug mentioned that he was on the Board at that time and feels that the additional \$10,000 in cost to provide full coverage is the best approach. He thanked Perri for bringing this to the Board's attention.

SOLAR PANELS

Perri explained to the Board that the alternative energy program, that Stonebridge had participated in through the Clean Energy Collective, was being terminated. We had options to sell our solar panels, continue but have a much lower credit on our energy bills, or pick up the panels. Doug explained that we became involved with the program at the time we were installing more snowmelt. The Town of Snowmass required an alternative energy choice or paying an impact fee that was nearly 6 figures. Doug recommended selling the panels. Nancy mentioned a virtual meeting from Holy Cross regarding this issue and that she would see if it was recorded. With the sale there is an option to enroll in a new clean energy plan. Nancy will take the lead.

WINTER PACING and COVID GUIDELINES

Kelly said that the news is not good. We are down in December but January is really where we will suffer. The U.S. border is closed to Brazilian's, so we are losing those bookings. Mid-February reservations start to pick up and March is looking better. Our RevPar is down except in March. But on a positive note, the Average Daily Rate is higher than last year. The Total Occupancy is down. Based on occupancy numbers from Snowmass Village, our numbers are comparable.

Bill asked if we anticipate more last-minute bookings and how we will market if so. Kelly said we did see this during the summer. But based on the current uptick in COVID, she thinks maybe in February. That

market will also be dependent on snow. With the Pitkin County Health Affidavit requiring negative tests within 72 hours of arrival, guests are hesitant to book. Bill asked if we were required to do anything other than inform. Kelly said that was correct. The Affidavit goes directly to the Board of Health. Susie asked if we were required to provide an occupancy list to the Board of Health and Kelly said no.

Doug asked what if the situation gets worse. He has asked management to keep the Board informed by sending an update every 30 days.

Susie asked about the protocol for contact tracing if someone in house were to test positive. Kelly explained that we would contact the Board of Health who would implement any contact tracing. We would follow any guidelines that they gave us. Perri said that the guests would be required to isolate and no staff would go into their room. We would do what we could to make sure the guests had necessary supplies. At the time the guest departed, we would leave the room vacant for 72 hours before staff entered.

Kelly then went on to explain that for marketing, we are focusing on Trip Advisor with a Pay Per Click campaign and are a Preferred Property on AspenSnowmass.com under the lodging section. We are currently in the #2 position as we have been trading with the Viceroy. Doug said that Kelly is doing a fine job.

Nancy suggested that we provide a short fact sheet about COVID with Pitkin County Guidance and with what we are doing.

RESERVATION SOFTWARE

Kelly explained that our current software, V12, is no longer being supported so we have chosen a new system, IQ Ware. This system is more dynamic and robust. With this software, we can yield our inventory on channels and adjust pricing basing on demand. The software connects directly with our wholesalers and on-line travel agencies so there is no manual load required.

The migration to the new system is going well, but we are still working on a few issues.

FUTURE MEETINGS

Doug suggested that the Board forego a retreat this year and all members agreed. With COVID and finances, the board meeting should be a conference call on May 6.

OWNER REQUESTS AND QUESTIONS

Doug opened the meeting to owner comments and requests.

Brittany Greenfield from 623 suggested that for COVID communications on our website, we move the Stonebridge Policies to the top above the Pitkin County Guidelines and show it in bold. She also recommended a link to provide testing locations and said how easy it was to test at the TOSV municipal building and at Clark's.

Doug moved to adjourn the meeting. Nancy seconded and all said aye. The meeting was adjourned at 10:40 AM.