

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

The following were present on July 14, 2023

Bill Kritzik	President	
Deb Cote	Vice President	
Jack Fields	Treasurer	
Susie Leonard	Director	vía Teleconference
Brittany Greenfield	Director	
Perri Mickles	General Manager	
Kelly Wallace	Assistant Manager	

Jeff Conklin                      Stonebridge Condominiums Attorney      Via Teleconference

Owner's present in person or via teleconference call:

Bud Robinson	702, 921, 931	
Bryan & Mary Ellen Muskat	823	
Doug Borrer	930	
Janice Fuller, Representative for	912, 913, 915	via Teleconference

#### **CALL MEETING TO ORDER**

Bill made a motion to call the meeting to order. Seconded by Brittany. Four Board members were present. Susie Leonard was present via teleconference. Bill called the meeting to order at 9:02 AM.

#### **WILLOWS PROPERTY LINE**

Jeff Conklin, attorney for Stonebridge Condominiums, presented information on the issue the Willow's has with the 30 Anderson Lane entrance. A small portion of Anderson Lane is on the Willows property. Their attorney reached out to us to resolve the issue. With Jeff's most recent correspondence to the Willows attorney, he suggested an easement or license agreement that would protect the Willows from liability or a lot line adjustment. Neither option was agreeable to the Willows. Jeff feels we have a strong position for prescriptive easement, and the Willows does not want to go to litigation. Deb requested a copy of the Willow's proposal and felt there is an underlying agenda for bringing this up now after all these years. Deb suggested that we not charge them for past maintenance unless the situation becomes escalated, and then we could go after them for expenses.

Jeff will write a letter to their Board but will take direction from our Board regarding the letter.

## **BOARD ELECTIONS**

Susie Leonard ran uncontested for the open board seat and she will serve a second term.

The current board and officers are:

Bill Kritzik – President

Debbie Cote – Vice President

Jack Fields – Treasurer

Susie Leonard – Director

Brittany Greenfield – Director

Bill moved to elect the same slate. Deb seconded and all 5 board members voted to affirm.

## **2023/2024 BUDGET**

Perri presented the 2023/2024 Budget for approval. She noted that the assessments are budgeted lower because the \$300,000 allocated to the Reserve does not get recognized as income until the expense is incurred.

Based on budgeted revenue, despite inflation increasing some expenses significantly, we are able to maintain 3% in assessments and still make the \$300,000 contribution to the Reserve Fund to stay on track with our 15-year plan.

## **WIRELESS AND TV UPDATE**

After the last few caveats are answered, the wireless committee (Bill and Brittany) recommended moving forward with Resort Internet proposal. The cost is \$62.00 per unit with no upfront cost. Television is via internet using a Roku streaming stick provided by Resort Internet. The service will have 80 plus television channels and will be preloaded with popular streaming apps. Comcast proposed \$186,000 to provide ethernet cabling to the units, as well as a monthly per unit cost, and interior wiring along walls within the condos.

Bill said the Resort Internet TV will be similar to a streaming experience. Because you can sign into streaming apps like Netflix, Susie asked how guests are going to log out. Brittany said we will need to educate the guests to do so. Mary Ellen Muskat commented that when she has used a Roku stick on her travels, there is a Guest Mode. This mode allows the guest to put in their departure date and it will log-out the guest on that date. Our staff will preprogram HBO, Max, Disney, etc.

Bud Robinson asked if owners could keep their Comcast service if they would like and per Perri they can.

## **PACING REPORT**

Kelly went over the Pacing Report for this summer and noted that we are down slightly compared to last year but Snowmass as a whole is down around 20%. Owners may see reduced revenue checks however because we did not have the 600 Building available for rent last summer. For winter, we are pacing ahead of last year, which was a great season. We are pacing ahead for all months except April. Easter was April 9<sup>th</sup> in 2023 so there was more of a demand from the Brazilian and Mexican markets for April reservations. Easter is March 31, 2024, for the coming season so those reservations will fall under March sales.

## **MANAGEMENT & SHORT-TERM RENTAL PROGRAM**

About 2/3 of our rental owners have returned either their Rental or Non-Rental Agreement. Kelly created both documents with an e-signature option, making it as easy as possible for homeowners to sign. After offering this option, there was a quick uptick in the number of Agreements returned.

Town of Snowmass Village (TOSV) has instituted a Short-Term Rental Permit Program (STR) requiring all owners to sign an Affidavit and Good Neighbor Guide and pay \$300 per unit annually. The Board feels this is an overreach by the Town Council. Deb will compose a letter to the Town Council expressing its concerns and ask for a meeting with our Board. Brittany suggested we also draft a letter that is provided to the Homeowners along with the Council email so owners can reach out individually.

## **FUTURE MEETING DATES**

Winter Meeting: November 30 – December 1, 2023

Spring Meeting: May 1 – 4, 2024

Annual Meeting & Owner Barbeque: July 11 – 12, 2024

## **OWNER REQUESTS**

The Shiffmans hired an engineer to look into their excessive heat issue. Mark had an insulation contractor look into the heat source and that contractor felt the heat was coming from inside the unit. After the meeting, Bill said the Board would go down to the boiler room and look at possible issues.

Scott and Kathy Rudge would like the commission split with Management stated in the Rental Agreement. Bill said the Board will look into it and will work with an attorney to get the numbers in the contract. All rental owners will need to sign a new contract once a revised one is completed. Perri stated that we do have the capability to have the new contracts e-signed. Bryan asked if we can just add an amendment to the Agreement. If a Rental Agreement is not signed by a rental owner, then their contract will default to the Non-Rental Agreement.

Susie asked if the repairs to the 600 building had been completed. Perri replied that the stairs are cracking, and she is in talks with RA Nelson. Several owners have minor punch lists, and she will follow up with Mark on those items.

Bill moved to adjourn the meeting. Jack seconded and the meeting was adjourned at 10:00 AM