

**Stonebridge Condominiums
HOA Board Meeting Minutes
May 7, 2026**

Attendees

Category	Name
Board Members (In Person)	Doug Borrer - President, Susie Leonard - Vice President, Jack Fields - Treasurer, Nikki Nickerson – Director, Rob Delia – Director, Bill Kritzik – Committee Member
Staff (In Person)	Perri Mickles, Kelly Wallace, Sheldon Hoelsken, Michelle Horcica
Online Attendees	Beppie Cerf (611, 631) David Seglin (703), Dan Randa (710, 711), Lori Jordan (813), Mary K Klein (911), Janice Fuller (912), Arthur Jones (932), Daren and Jane Abreu (932)

Doug Borrer called the meeting to order at 11:00am MDT

General Manager's Report (Perri Mickles)

Despite poor snow conditions throughout the winter, Stonebridge Condos had a successful winter season. Our guests were overall happy with their stays, with many looking to rebook for next winter. Financially, we finished the winter season with revenue 1.5% higher than budgeted and expenses about 5% lower than budgeted.

This summer, the Stonebridge Inn is closed for major renovations. We are looking forward to a quieter summer at the pool and fitness center.

We have finalized the installation of the new key system and are now locking the exterior door by the lobby elevator in the 700 building when the office closed. Guests and owners with keys

will have access at any time, but those without keys will not be able to enter. We have also ordered a door for the garage elevator entrance. Once that is installed, the entire building will be secure, requiring keys to access the building outside of regular office hours.

Management Report (Kelly Wallace)

Rental sales were up 5% over the previous year, which was a positive result compared to the Aspen and Snowmass Village overall markets, which saw declines of 5% to 15% in gross sales. Summer revenue is currently pacing ahead, especially in August and September, and early indications for the next winter show an upward trend for December, January, and February.

Marketing efforts include continued emails and website marketing, and the website has been integrated with AI technology to facilitate easy changes and blog additions. Bookings through our website and other marketing channels have continued to grow.

Facilities Report (Sheldon Hoelsken)

The facilities team reported a solid winter season with no major issues concerning the three association boiler plants, though a couple of boiler pumps required replacement. The 700 and 800 roof project was completed before winter, and the replacements for the 600 and 900 roofs are approved for the coming fall. Painting for the exterior buildings has also been approved.

With the completion of the new key system, all existing keys have expired. Upon arrival, please return any old keys and we will provide new owners' keys for you. Staff and rental owners will have keys that expire in 1 year and non-rental owners will have keys that expire in 5 years.

Ongoing projects include the completion of the 600 laundry room renovation and the imminent start of the 600 elevator doorway project.

Signs have been posted requiring bikers to dismount on Anderson Lane by the lower parking garage. The TOSV parks department has agreed to assist in communication of this to local bike shops and through their rangers. Peepholes are being added to the 700/800 doors and doorbells are being installed on the exteriors for the 600 and 900 buildings.

Housekeeping Report (Michelle Horcica)

Housekeeping had another successful winter season. By January, with the use of several temp agencies, Michelle developed a reliable and cohesive staff of about 20 members. By negotiating lower mark-ups from the temp agencies, Michelle was able to keep cost in line with the budget and improve cleaning standards, particularly in the common areas.

This off-season, we are reviewing the most recent evaluations and will be changing ratings on units that have not made improvements to maintain their old rating. Please reach out to us if you need your condo evaluation.

We are also sourcing new guest amenities to transition from single-use, disposable containers to larger, refillable bottles.

Election Committee

Susie Leonard and Rob Delia will serve on the election committee. This year, Susie Leonard will complete 2 terms and not be eligible to run for another term. Her seat is the only seat available this year. If you are interested in running, please send a letter of interest and resume to the Association by May 20.

Reserve Study Committee (Bill Kritzik)

The reserve committee, which included Jack Fields, Nikki Nickerson, Bill Kritzik, Perri Mickles and Sheldon Hoelsken met monthly over the winter to develop a comprehensive capital plan for the next 1, 3, 5, 10, and 15 years. The net result of the reserve work is a plan to maintain healthy reserves without needing special assessments for projected capital needs.

Future Meetings

Summer Board Meeting, Owners Meeting and Party	July 9 -10, 2026
Winter Board Meeting	December 10 - 11, 2026
Spring Board Meeting	May 5 - 8, 2027

The floor was opened for owner questions and comments. No questions were asked.

Jack moved to adjourn the meeting. Susie seconded and Doug adjourned the meeting at 10:17.