

Interlude Board of Managers
March 24, 2016
10:00 a.m.

Members Present:

Lacy Boggess, President
Ernie Boone, Vice President
Greg Rulon, Treasurer & Secretary

DHR Staff Present:

Jami Downs, General Manager
Skip Sinclair, Resident Manager
Audrey Krill, Admin Assistant

Guests:

Brian Olson, Snowmass Village Chief of Police

Called to Order:

Meeting was called to order at 10:02 a.m. at Top of the Village Gatehouse by Ernie Boone.

Roll Call

A roll call was taken and a quorum was present.

The Board invited Chief Olson to give an update on the two Interlude condominiums that were discovered by Skip to be illegally occupied in March. The two condos in question were Interlude 207 and 208. When available, Olson will provide the Board with a police report. Currently the case is in the court system and there has been limited public knowledge. Snowmass Village had events such as this increase over the winter, involving younger age groups that were made up of not only transients but locals as well.

Discussion was held as to the possibilities available that would allow such a situation and what can be done to provide more security going forward. At this time, the Interlude is utilizing an older style of locks that do not automatically lock when the door closes. Either of these two condos could have been left inadvertently unlocked upon closing the door as forced entry was not discovered.

Recommendations included rekeying a property every 5 years (unless master keys are discovered missing prior to that), replace lock sets (do not use lever handles as bears are very proficient with those) and consider replacing the doors and door jambs. It was agreed that the positive takeaway from the incident (as there was no damage or material loss) was opening the discussion of improving key management and security awareness for the owners.

Chief Olson complimented the Board for having staff living on site, creating a safe environment. The Board thanked him for his insight and suggestions.

Budget Ratification:

The budget had been distributed for owner review, and with no objections being brought before the Board, action was not necessary as the Board approved the budget during the last meeting.

Old Business:

The Hot Tub Update was presented by Skip. An information packet was distributed to the Board members for review. Skip reported that the plans would be ready for submittal to the Town for approval in April. Due to owner interest Jami will post the plans on the Interlude website with instructions how to access. It was hoped that the fee for installing a heated area around the hot tub might not be as bad as originally thought as the footprint of area is not being increased by adding the hot tub. However Greg Rulon reminded everyone there would be water and tap fees, which needed to be considered when working on financing.

The Board discussed the maximum amount of loan that the Interlude had already been approved for by Alpine Bank, so obtaining the hard price is imperative before going much further with the project. At this point there had been no monies paid out for the project, although the preliminary plans would need to be paid for. A separate budget category would be set up for the Jacuzzi project. This would not be considered a Capital project as it does not involve ongoing maintenance for the property.

Details such as location and accessibility were discussed. It was important to the Board that the view of the waterfall not be compromised and should be handicap accessible. The Town of Snowmass Village Building Department will allow Skip to represent the Association during this work as well as the use of an associate's license.

New Business:

The Board discussed a trail being proposed by Dave Elkan from The Town of Snowmass Village that would encroach a small portion of the Interlude property. The proposal is being made to the Ski Company and would be an **uphill only** trail. The Board expressed liability concerns. As the portion of property is considered an easement of the Ski Company, Lacy Boggess felt there would be no more liability for bikers as there is for skiers. There are other properties that are impacted more than the Interlude such as the Westin and the Board was curious about their concerns.

Greg Rulon moved to give the Town the Interlude's approval the section of trail as drawn subject to getting a satisfactory answer to the liability question. Ernie Boone amended the motion to define who the controlling interest of the trail is and how that affects the liability for property owners. Greg Rulon agreed to the amendment. Ernie Boone seconded the motion with the amendment. A vote was called for and the motion passed.

Rekeying the Interlude:

Greg Rulon recommended that Joe Hernandez, owner of the Village Locksmith, be contacted to get recommendations on new locks and more secure front doors. These items are limited common elements and there the responsibility of the Board to ensure they are as secure as possible. Lacy Boggess requested that the exterior upgrade committee be reinstated to look into replacement of doors as a capital reserve project in connection with installing more secure locks. Skip proposed that knobs could be changed with new lock system, and then used with the new doors once a selection has been made. Greg Rulon moved to proceed with researching new door knobs and rekeying of all Interlude entry doors. Doors that are not usable from the inside will be capped off from the outside. Second

doors that are still operational will have same knob as the front doors. Ernie Boone seconded the motion. A vote was called for and the motion passed.

Windows:

The Board discussed the need for some windows to be replaced due to bad seals. While it had been the owners' expense to replace the windows, so ensure that damaged windows are properly replaced, the Board agreed to have this work done as an Association expense. The Declarations indicate that windows are the owner's responsibility however the property would begin to look bad if owners chose not to do the replacement. Skip was directed by the Board to get pricing on three or four of the worst windows and present to the Board.

Lacy Boggess moved to that the Association would pay for the replacement of windows with broken seals from the Capital Reserve even though the original installation was at the owner's expense. Greg Rulon seconded the motion. A vote was called for and the motion passed.

The Board wanted it noted that the documentation regarding structural damage to decks should not be forgotten and be discussed at a future meeting. There is not imminent danger. A report has been drawn up by Monroe & Newell Structural Engineers that will be available to review. Skip requested weight limitation on firewood that is stacked on the decks.

Annual Meeting:

The Board determined that the Annual Meeting would be held August 11, 2016, tentatively at 2 p.m. Jami was instructed to communicate this date to the owners as soon as possible.

Adjournment:

As there was no further business the meeting was adjourned at 11:50.

Respectfully submitted,
