

INTERLUDE BOARD OF MANAGERS MEETING

December 16th, 2022

10:00 AM MST

I. **Roll call**

Ernest Boone

Lacy Boggess

Judy Lohr

Etkin Camoglu

Skip Sinclair

Jami Downs

Eliza Giosmas (minutes)

II. **New business**

It is discussed that there is an owner at Interlude who has been performing ongoing and unauthorized construction during busy season, which is not prohibited. This construction has been causing disruption to on-site owners and guests. The owners present recommend speaking with an attorney, as this owner has not responded to verbal warnings.

Ms. Downs states that there have been some security issues over the last year at Interlude, including items going missing and suspicious activity taking place. She recommends the Interlude board to consider purchasing security cameras. Laurelwood Condominiums recently purchased them, and they have been a great investment. These cameras would be pointed toward the carports and exterior hallways. The total cost of installation and footage retrieval would be a flat fee of \$20,000. Mr. Boggess proposes purchasing the security cameras. Mr. Boone seconds this proposal. All in favor.

a. **Review and finalize budget for 2023**

The board overlooks the budget and mentions it looks similar to last year, implying there are no large increases. Ms. Downs asks the board if they'd like to contribute \$100,000 to the replacement assessment fund, as they did last year. Mr. Boggess states that they did this for 2022 to ensure there would be enough capital to pay for the boiler projects. As this project is only 1/3 completed, he thinks it's wise to contribute \$100,000 again for 2023. Mr. Boggess proposes this contribution. Mr. Boone seconds. All in favor.

For all utility line items, the budget numbers are based on last year's actuals with no large increases for 2023. Gas and electric have slight increases over last year, which Mr. Boggess mentions is expected.

Payroll, which includes Mr. Sinclair's salary, is discussed, and agreed to by the board to increase by 5%. Ms. Downs proposes a bonus amount of \$3,000 to Mr. Sinclair which is approved by all board members.

Line items for building maintenance and repair are based on last year's actuals with no excessive increases for 2023. Landscaping is the only increase in question, which Ms. Downs explains as adding the salary of a part-time landscaper for the summer season. There was also a large boulder that fell over at Interlude, which was replaced and cost \$3,800. She asks the owners if they'd like to change this cost to a capital expense instead. All board members agree to change the boulder cost to a capital expense, which brings down the landscaping budget amount by \$3,800.

Moving onto office administration, Ms. Downs explains there is a standard 5% increase in the Interlude's LUSA contract, which the board acknowledges. For legal fees, it is recommended by all owners present to increase to \$4,000 from \$1,200. This increase is in light of recent and unauthorized unit construction by Interlude owners.

For the internet phone service line item, Ms. Downs explains that internet and phone services have been switched from Resort Internet to Comcast, which is significantly less expensive and considered much more reliable. Although, Resort Internet has auto-renewed Interlude's contract without any approval. Mr. Boggess recommends Ms. Downs to stop paying these monthly charges immediately and speak with Interlude's lawyer to move forward with contract termination. All other line items are based on last year's actuals with no significant increases.

Ms. Camoglu inquires if it's best to overbudget vs. underbudget, to be prepared for large projects or unforeseen events that could possibly deplete the capital reserve in the coming years. Mr. Boggess responds by stating the Interlude has formal audits done each year, as well as capital reserve studies that show Interlude is relatively in line with where it should be in terms of capital spending. Mr. Boone adds on that years ago, all projects were completed as special assessments, and Interlude is much better off now with such a healthy capital reserve. He also reminds the owners that Interlude has a line of credit available with Alpine Bank, should they ever need it. Ms. Downs states that Interlude is due for a renewal of the on-site capital reserve study, which the board asks Ms. Downs to schedule.

Overall, the 2023 budget reflects roughly a 7% increase over last year, compared to an average increase of 12% for other HOA properties in Snowmass Village. Ms. Lohr motions to approve the Interlude 2023 budget. Mr. Boone seconds this motion. All in favor.

III. Old business

Mr. Sinclair states that while Building A was shutdown during the boiler repair, he had all unit front doors, as well as IN306, removed and refinished by a company in Carbondale. Over a two-week span, the company filled in all dents, and primed and painted each door,

to which they now look brand new. He notes that when Buildings B & C are shutdown for the boilers, he will do the same for those front doors. Additionally, the company will decrease the per door pricing moving forward now that they know what to expect.

Moving onto the boiler projects, Mr. Sinclair states that the boiler replacement for Building A was successful. The contractors had to extend the boiler room out about two feet, but all is working and looking great. The two additional buildings will be completed in Spring and Fall of 2023. He looks forward to using this company for the final two buildings.

IV. Adjourn

Mr. Boone motions to adjourn the meeting. Ms. Lohr seconds this motion. All in favor.