

Shadow Mountain Townhome Association

Board of Managers' Meeting

Tuesday, June 8, 2010
5:00 p.m., Mountain Daylight Time

I. Call to Order, Roll Call

Mr. Michael Mizen called the meeting to order at 5:00 p.m. on Tuesday, June 8, 2010. Present were Board members Mr. Alex Biel, Mrs. Chrissy Carroccio and Mr. Todd Klindworth. Also present was Mrs. Susan Spalding of Spalding Management Services.

II. Proof of Notice

The meeting was arranged via e-mail to all Board members on June 3, 2010.

III. Order of Business

- A. Borkovec Contract Renewal – Michael made a motion to go to a month to month contract with Rick effective August 1, 2010 at the current contract rate. It was agreed that a 30 day cancellation clause will be included in the renewal. Alex seconded the motion. All were in favor.
- B. Unit 17 Deck – Susan Stone had asked permission from Todd and Susan to sand and paint Unit 17's deck. Chrissy made a motion to permit Susan Stone to sand and repaint the deck using paint from Lee Sullivan as is used on the other decks. Michael seconded the motion. All were in favor. The Board agreed that Amelia Eshelman should install a low budget, low maintenance ground cover under the deck.
- C. Stairs Outside Unit 17 & Other Stairs – Todd explained the issue with the steps outside Unit 17. He said that he thinks the steps should be redone in concrete with snowmelt built in as they may be beyond repair. He said we should ask an engineer to lay out the steps with the best run for the rise. Michael reminded the group that the property line may be quite close to the current steps. Todd offered to obtain quotes in the summer so as to be ready to do the project in the fall. Alex made a motion to proceed with developing a plan to replace the steps for fall implementation. Todd seconded. All were in favor.
- D. Pool Enclosure – Michael suggested that the Board consider removing the elevated walkway alongside the pool. Todd said that a snowmelt system could be installed as well. Ideas were also voiced about redoing the steps in the pool area as part of the project. Chrissy and Todd suggested the Board consider engaging the services of an architect to develop a plan to redesign

the area with a fence and snowmelt system. Todd made a motion to obtain bids from multiple architects in July for the redesign. Michael seconded the motion. All were in favor. Chrissy suggested that the project be done in conjunction with the steps outside of Unit 17. All agreed. Michael suggested that the Board target having one or both of the projects done in the fall.

- E. Balcony Guard Rails – Todd said he thinks that installing the extra boarding along the decks is the best option to meet the insurance evaluator's requirement. Alex moved that the Board adopt Todd's suggestion. Chrissy seconded the motion. All were in favor. The Board asked Susan to notify Rick to proceed with hiring a carpenter to get the work done unless Lee has time to do the project.
- F. Energy Audit Status – Susan had sent the summary report to the Board earlier in the day. Todd reviewed the overall findings. Susan will send the full report which is on CD to the Board members. Todd suggested that the Board meet with Charlie Eckert to review his findings sometime during July. Michael said he would circulate an e-mail soliciting potential meeting dates.
- G. Neighborhood Development – Chrissy said Bruce has been in contact with Bob Daniels, who said they are still working on their re-application. She said Bruce asked Bob to work to reach an agreement with Shadow Mountain prior to their application submission. Chrissy and Bruce have agreed to continue communicating with Bob. Todd said he would contact John Sarpa to find out who the contact people are for his former property.
- H. Unit 4 Remodel Plans – Michael made a motion to approve the remodel plans as presented by the Unit 4 Owner to the Board. Alex seconded the motion. All were in favor. Chrissy asked that Bob Peacock be reminded of the construction rules for the property. Michael had told them that they may not use the pool deck while transporting items. Michael will submit the letter of approval to the City of Aspen for the project. Todd asked that the Owner be required to submit a copy of the building permit to the Association. Michael said he will make that happen.

IV. Adjournment

Mr. Mizen adjourned the meeting at 6:23 p.m.