

# **Shadow Mountain Townhome Association**

## **Board of Managers' Meeting Via Teleconference**

Monday, April 17, 2006  
6:00 p.m.

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### **I. Call to Order, Roll Call**

Mr. Michael Mizen called the meeting to order at 6:00 p.m. on April 17, 2006. Present via teleconference were board members Mr. Alex Biel, Mr. Scott Stewart, and Mr. Don Gilbert. Also present were Mr. G. Patrick Jones of Shadow Mountain Property Management, and Mrs. Susan Spalding of Spalding Management Services.

### **II. Proof of Notice**

The meeting was arranged via e-mail to all Board members.

### **III. Roaring Fork Mountain Lodge (RFML)**

The Board members started discussing concerns about the RFML development. Areas of concern included the height of the project and its impact on the western views of the Shadow Mountain owners; the potential narrowing of South Aspen Street and the anticipated increase in traffic and loss of on street parking; and the moving of the base of lift 1A up the mountain, making it harder to get to. Much discussion was undertaken regarding the design of the project. The Board members present were unanimous in sharing these concerns and in their desire that the concerns be communicated to the developers of RFML.

Per Mr. Mizen, Bob Schultz of the RFML has asked for the opinion of the Shadow Mountain owners as to their project. Mr. Mizen has had conversations with John Sarpa as to the project plan. Mr. Sarpa has also asked for input from Shadow Mountain as to the proposed plan.

Mr. Mizen stated that he will compose a letter to the developer reflecting the concerns of the Board. The Board agreed that the owners should be informed now as to the issues that the Board is concerned about.

The Board discussed the need to engage the services of an attorney to protect the interests of the Association regarding the development. Mr. Mizen agreed to investigate potential attorneys.

#### **IV. Engineering Proposals**

The Board members briefly discussed the proposals submitted by Martin/Martin engineers and by MFG. It was agreed that Scott Stewart would investigate the two proposals and get back to the Board via e-mail.

#### **V. Adjournment**

Mr. Mizen adjourned the meeting at 7:00 p.m. as the conference call time expired.

These minutes prepared by Susan Spalding this 18 April 2006.