

# **Shadow Mountain Townhome Association**

## **Board of Managers' Meeting**

Wednesday, May 4, 2011  
5:00 p.m., Mountain Daylight Time  
Via Conference Call

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

Mr. Michael Mizen called the meeting to order at 5:00 p.m. on Wednesday, May 4, 2011. Present were Board members Mr. Alex Biel, Mr. Don Gilbert, and Mrs. Chrissy Carroccio (for part of the meeting). Also present was Mr. Tim Tucker, Unit 14 Owner, and Mr. John Laverman of Summit Property Management. Please note that Mr. Bruce Dierking had resigned from the Board prior to this meeting. With 4 of 5 Board members present a quorum was achieved.

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

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

### **III. Order of Business**

#### **A. Fire/Smoke/Heat/CO/Low Temp Central Alarm System**

Following a suggestion made by Mr. Tucker at the 2011 Owners' Meeting, the Board solicited bids from two security companies in the Valley: ProGuard and Altec.

These firms offer 24/7 centrally monitored systems and would alert the SM resident manager, and, if a fire/smoke/heat or CO hazard, alert the Aspen Fire Department.

Mr. Tucker commented on both proposals, which had been reviewed by technical experts known to him. Discussion ensued. A centrally monitored system was felt by the Board to be desirable given the fact that a hazard in any one unit would potentially endanger adjacent units, and even the entire complex. Both systems would need to comply with City of Aspen Fire Marshall's guidelines, and the vendor would be responsible for ensuring compliance. The Altec proposal, at a significantly lower cost for essentially the same services, was felt to be superior.

Mr. Mizen agreed to follow up with Altec.

(At this point, Mr. Tucker left the Conference Call, and Mrs. Carroccio joined the Call.)

#### **B. LOL Activity**

Mrs. Carroccio reported that she and Bruce Dierking had received a response from LOL to our previously registered concerns. Discussion ensued. Mrs. Carroccio will forward this response to the Board together with her observations and on receipt of the Board's comments will draft a response to LOL. She noted that the LOL project is now re-scheduled for P&Z review for 6/7/11

and is expected to continue for 2 to 3 additional P&Z sessions. Mr. Biel noted that he planned to attend the 2nd P&Z hearing on 6/21.

### **C. Pool: Spa Facility**

Following a suggestion made at the 2011 Owners' Meeting by John Prunskis (Owner of Unit 1) who stated that he believed a Jacuzzi-type spa in the pool area would attract more renters to SMTH, the Board considered ways of accomplishing this.

The Board felt that an above ground, plug-in type spa would be inappropriate for SMTH.

The Board then reviewed ways of accommodating Mr. Prunskis' request. One possibility would be a remodel of the shallow area of the pool to configure a spa area within the pool. A pool builder was consulted. This could be done. However, the consensus of the Board was that, given other anticipated capital expenses, the cost -- circa \$25,000 -- could not be justified.

### **D. Pool: Refinishing of Pool Surface**

In the course of considering the remodeling of the shallow end (see above item), it was brought to the Board's attention that the (underwater) surface of the pool had deteriorated over time, and that it should be re-surfaced with a polymer-type material to prevent further deterioration. Discussion ensued; during this discussion it was noted that the Shadow Mountain complex pool is a private pool, and not a public facility. There was general agreement that the pool should be resurfaced. Board has a bid for re-surfacing from one contractor; Mr. Laverman was asked to solicit a second bid.

## **IV. Adjournment**

There being no further business, the meeting was adjourned at 6:25 p.m., MDT.

These minutes were prepared by Alex Biel