

Shadow Mountain Townhome Association

Board of Managers' Meeting

Tuesday, June 14, 2011
5:00 p.m., Mountain Daylight Time

I. Call to Order, Roll Call

Mr. Michael Mizen called the meeting to order at 5:04 p.m. on Tuesday, June 14, 2011. Present were Board members Mr. Alex Biel, Mrs. Chrissy Carroccio, and Mr. Don Gilbert. Also present were Mr. Tim Tucker, owner of Unit 14, Mrs. Susan Spalding of Spalding Management Services, and Mr. John Laverman of Summit Property Management.

II. Proof of Notice

The meeting notice was sent via e-mail on May 31, 2011.

III. Order of Business

- A. Security/Fire System – Mr. Tucker had reviewed the options for the system. It was agreed that further exploration was needed as to how the Association should proceed.
- B. Pool Resurfacing – Mr. Laverman had sent the Board a proposal to re-plaster the pool from Colorado Poolscares at a cost of \$11,000. This was at least \$10k less than a proposal received from another vendor, Gus Robson. Mr. Biel made a motion to approve hiring Colorado Poolscares to re-plaster the pool with SGM Diamond Brite Cool Blue (color to be verified), and giving Mr. Laverman the authority to negotiate having the additional work done to fix the pool deck and interior pool steps, and to keep the Board informed as to the cost thereof. Mr. Gilbert seconded the motion. All were in favor.
- C. Water Right of Way Strategy – Mrs. Spalding told the Board that she had spoken with the Association's attorney, Fred Peirce, about the possibilities for installing the new water line. He had suggested that the Association hire an engineer to review the possible placement options and costs for installing the line. Mr. Mizen suggested that the Association should explore hiring Pete Stauffer of Michael West & Associates or Martin/Martin to do the work. Mrs. Carroccio suggested that the Association consider hiring Schmueser, Gordon, Meyer of Glenwood Springs to do the work. It was agreed that a one page request for proposal should be put out to both entities asking for the cost. Mrs. Carroccio agreed to draft the RFP for Mr. Mizen to edit and send to the engineers. Mr. Mizen made a motion to send the RFP to the three entities, Mr. Biel seconded the motion. All were in favor.

IV. Executive Session

An Executive Session was held after the meeting formally adjourned.

V. Next Meeting Date & Time

No meeting date was set.

VI. Adjournment

Michael moved to adjourn the meeting at 5:50 p.m. Mr. Biel seconded the motion. All were in favor.

These minutes prepared by Susan Spalding this 14th day of June 2011.