

Shadow Mountain Townhome Association

Board of Managers' Meeting

Monday, August 9, 2010
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 Monday, August 9, 2010. Present were Board members Mr. Alex Biel, Mrs. Chrissy Carroccio, Mr. Don Gilbert, Mr. Bruce Dierking, and Mr. Todd Klindworth. Also present was Mr. Lee Sullivan of Borkovec Management.

II. Proof of Notice

The meeting was arranged via e-mail to all Board members on August 6, 2010.

III. Order of Business

- A. Pool Enclosure – Update – Todd Klindworth described 4 alternative solutions to satisfy the Fireman's Fund insurance concerns about pool safety. One solution consisted of aluminum uprights, another of metal screening supported by wood framing, a third solution would involve glass panels. And a 4th solution would be some combination of glass (for its aesthetic value, and its ability to preserve view planes) and aluminum uprights (for economy) for gates and areas where view planes would not be significantly impacted. Discussion ensued. Board consensus was that a combination of glass and aluminum would be the preferred solution. C. Carroccio moved, and A. Biel seconded that we solicit bids for this. Motion carried unanimously. M. Mizen urged we seek a completion before the building season ends so as to meet the insurance concerns.
- B. Water Problems/Peacock Unit – Todd Klindworth outlined the problems, and described an approach to diverting water away from the unit. He noted that removal of the trees in front of units 2-4 would substantially facilitate remediation and redirection of spill-off. Discussion ensued. D. Gilbert moved, and T. Klindworth seconded that the Board authorize an expenditure not to exceed \$20 K, including tree removal, to make the necessary repairs. Unanimously approved. Next step: solicitation of bids for the work.
- C. Poolside Stairs Between Units on Level 11-16 and Level 17-20 - These stairs, now no longer attached to Unit 17, were to have been addressed in connection with a larger project concerning poolside concrete and walkways. T. Klindworth recommended de-coupling the stairs issue and addressing it now but including snow melt so as to give the Association some on-site experience with snow melt, since it appears likely we will need to consider a

more extensive snowmelt system given the very high cost of future snow removal. Board agreed. Next step: bids to be acquired and circulated via e-mail to Board for review, with an objective of completing the work before Winter. It was agreed that Mr. Klindworth and Rick Borkovec would follow up on the project.

- D. Energy Audit – Phase 1 Proposal – Board discussed Aspen Thermo's (Charlie Eckart) proposal of July 22nd covering 14 items plus additional pipe insulation to be accomplished this Fall. After discussion, Mr. Biel made a motion to proceed with this 'Before This Winter' phase of the project, at a cost not to exceed \$10,900 as specified in the Aspen Thermo proposal of 7/22/10, and assuming that we could expect (per this proposal) a rebate of \$4,725 from the City of Aspen. Mr. Mizen seconded the motion. All were in favor.

- E. Other - The Board recognized Todd Klindworth's contribution to all of these projects and expressed sincere thanks on behalf of the Association.

IV. Next Meeting Date & Time

No meeting date was set.

V. Adjournment

Alex moved to adjourn the meeting at 6:30 p.m. Mr. Mizen seconded the motion. All were in favor.