

Ponderosa Condominiums Association
Board of Directors Meeting
November 18, 2022, 10 AM MST
Zoom

Call to Order

William Laird called the meeting to order at 10:02 a.m.

Roll Call

Board members present in Person:

Bart Boatright
Kay Hutchings
Beverly Ross
Jim Peay
Daniel Key

Management present in Person:

William (Billy) Laird
Annalise Smith

A quorum was established with 5 of 5 Board members present.

Proof of Notice

Official notice was provided via email on November 10, 2022.

New Business

The Board and Management discussed the maintenance and upkeep of the property, beginning with the invoice from Santos Masonry for \$4,365. The Board approved \$3,000 for a stone veneer on the southeast corner of Building 3's foundation in the 2022 capital budget. The additional amount for repairs had not been submitted or approved. Billy expressed his frustration with his inability to initiate repairs and maintenance around the complex as he sees fit, and without having to go to the Board for approval. Jim explained the Board requires estimates to enable it to make decisions and to properly manage the Association's finances. The Board agreed the repairs were needed and improved the appearance of the stonework on all three buildings. Jim recommended the Association pay Santos Masonry for the repairs.

Garage Doors. Kooler Garage Doors was asked to evaluate the status of the garage doors and operators and provide an estimate for servicing them. Instead, Kooler provided four options, ranging from \$8,026 (replace springs and rollers, "tune and service") to \$34,021 (replace doors, rails, operators). None of the options met the Board's request to simply service the garage doors. Billy advised the Board to consider replacing the doors.

The Board and Management discussed snow removal for this winter. Bart explained part of the issue is the plow companies do not know the boundary between the "Rasta lot" (west of Ponderosa) and the Association's property. Bart stated there was no budget to haul the snow off site like what was done last winter. Bart asked management to ensure the lot boundaries were properly marked and that the Town of Mount Crested Butte and our subcontractors were clear on the boundaries.

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Management and the Board reviewed the snow and ice issues in front of the garages. Billy's opinion is the grading was not done properly and is causing the snow to melt in front of the garages and freeze when the temperature drops. Beverly asked how Billy would like to handle the situation. Billy explained the roof would need to be shoveled more often to prevent the dripping. Jim asked Management to put a number to the roof snow removal that would be necessary to prevent ice in and in front of the garages. Billy stated it's hard to predict how many times it will be necessary to shovel the roofs and how many man hours it will take each time. The snow plowing guidelines were discussed. Four inches triggers a plow and 2 to 3 feet typically triggers roof snow removal, depending on the roof. Bart stated Management needs to make sure to keep the alley between Buildings 1 and 2 clear as well.

Beverly reminded Billy that the Board needs Management's capital expense recommendations prior to the budget meeting next month.

The Board and Management discussed asking Waste Management if it would be feasible to move the dumpster to the east side of the shed, facing south, to free up the space it now occupies for snow storage.

Jim Peay made the following:

Motion: To approve the repairs done by Santos Masonry.

Second: Kay Hutchings

Vote: Unanimous approval

Kay Hutchings made the following:

Motion: To waive the reading of the June 25, 2022, board meeting minutes (9:30 AM) and (10:45 AM) and approve them as written.

Second: Jim Peay

Vote: Unanimous approval

Adjournment

Jim Peay made the following:

Motion: To adjourn the meeting

Second: Beverly Ross

Vote: Unanimous approval

The meeting was adjourned at 11:20 A.M.