

**COUNTRY CLUB TOWNHOMES CORPORATION**  
**P O BOX 6159**  
**SNOWMASS VILLAGE, COLORADO 81615**  
**Draft Minutes**  
**July 10, 2018**

Board members present included John Flynn, Gayle Godwin, Elaine LeBuhn, Bob Loubier and Barry Peters. Michael Baker, Roman Aguilar, Louis Gonzalez, and Collin Schultz, employees of the CCTH along with Brad Wyatt and Sarah Popish, our accountants were present. Bill Floersch, Ex-Officio member of the Finance Committee was also present.

Owners present included: Nancy & John Morris (3); Mike & Debbie Edelman (11); Charles Anderson & Pamela Gross (13); Bob Loubier (14); Bob & Carolyn Blah (15); Rick Morris (16); Ralph & Susan Raphelson (17); Bill Floersch (21) John & Mary Lou Flynn (22); Chuck & Annette Buhsmer (23); Gayle Godwin (26); Howard & Marylee Foley (30); Sharon Wender (36); Dean & Sherri Goodwin (39); Scarlett Adams (44); Georges & Louise Collin (53); Tom Goode (62); Linda & Arnold Graham (64); Barry Peters (78); Curt Strand (80); Rob & Elaine LeBuhn (82/83); John & Lee Suarez (85); Ron & Cathy Ramsey (86); Andy & Sarah Bennett (87); Hershel Cravitz (89); Gerry Wyrsh (92); Nancy Kempf (95); Ralph & Billie Hazelbaker (96);

John Flynn, President, called the meeting to order at 4:05 pm in the Club Room of the Snowmass Club after assurance by secretary, Elaine LeBuhn, that proof of notice had been sent and a quorum was achieved.

Flynn introduced members of the Board and indicated he expected guests from the TOSV to join us to discuss current plans and trends at the Town: Travis Elliott, Assistant to the Town Manager; Betsy Crum, Housing Director and Ann Martens, Director of Public Works. (Note: Neither Betsy Crum nor Ann Martens attended the meeting). He also recognized Tom Goode (62) as being on the Town Council.

He noted minutes of the July 11, 2017 meeting were posted on the website and asked if there were any suggestions, corrections, etc. Charles Anderson (13) made the motion to approve the minutes with Curt Strand (80) offering a second. The motion carried. Flynn also encouraged all owners to utilize the website as it contains important information and alerts on happenings in the community. If anyone needs assistance in obtaining access to the site, one should contact either Flynn or Mike Baker.

Flynn indicated the proxies had been counted by Brad Wyatt and Sarah Popish, accountants for the Association. He called for nominations from the floor and hearing none and since there were no write-in candidates, the current board were elected for another term with Scarlett Adams (44) offering the motion for approval with Pamela Gross (13) a second. He further stated the current Board would welcome new members and suggested if anyone has any interest in joining the Board to contact any of the Board members.

Brad Wyatt, accountant for the Association presented the budget for year-end noting there is \$27,285 surplus which the Board will need to vote on where to place in next year's budget. Typically, the surplus would go into the capital budget.

Brad discovered the pages distributed at the meeting contained errors but indicated the budget which is posted on line is correct. There is very little change from last year giving a .9% overall budget increase. There is no increase in the reserve fund. The loan taken out for roofs will be paid off by end of calendar year.

A question was raised as to when the capital assessment might go down. The Board has determined the Association can't go on a pay as you go type operation so there is a need to build back up the capital reserve for large items in the future requiring funds; i.e. paving, sprinkler systems, unforeseen issues, etc.

The State of Colorado requires associations to maintain a reserve account and our last study was over 5 years ago. The Board will hire an engineering firm this fall to conduct a new study to determine the amount necessary for this fund. The total value of the property was set at \$77 million but we are not certain how this relates to the

correct reserve account necessary. Charles Anderson (13) made the motion to approve the budget with Curt Strand (80) offering a second. There were no objections and the budget was approved.

As noted in the minutes of the 2017 annual meeting, the governing documents for the Association were approved but some issues arose over wording. Therefore, our attorney, Lucas Peck researched correct wording and proposed the Technical Declaration Amendments as presented (see attached to this minute). These changes are merely changes to clarify wording in the governing documents. Susan Raphaelson (17) made the motion to accept the Amendments as presented with a second by Tom Goode (62). The motion carried.

Travis Elliott, Assistant to the TOSV Manager gave a briefing on current projects in Snowmass Village. He indicated the Limelight Hotel will open for the 2018 ski season with a climbing wall, pool and ice rink. Two other buildings (Bldg. 7 & 8) are currently being completed. Building 6 which is owned by the TOSV will be leased back to East/West Company, will house a game lounge, a food and beverage tenant, and will sublease to Snowmass Discovery Center. The fire station has had setbacks but will open in 2019 with the Water and Sanitation project behind the Snowmass Club on time. Snowmass Fire and Basalt Fire joined forces this year as one group. Town Park Station has new safety lighting and improved crosswalks. Marijuana outlets are being discussed by the Town for licensing and may go on the November ballot for sales tax. E-Bikes (Class I with pedals) are only allowed on paved trails. Cell service in the area has been upgraded by Verizon and AT&T. Travis confirmed there is a roundabout being considered for the intersection at Owl Creek and Brush Creek.

Flynn presented a President's Report and update:

1. Pond behind Phase II will not generate growth as there is not enough flow through of water. Mike is researching solutions to this issue.
2. After receiving a quote of \$75,000 to construct a drain to divert water behind Phase I where water is seeping into the crawl spaces, the Board decided to try some other remedies first. Mike is working on them this summer.

3. Mike has purchased an infrared camera to assist in determining if heat tapes are good or not rather than replacing all of them.
4. The Tree policy approved at last year's annual meeting will be implemented this fall. Trees which present safety issues or damage to structures will be removed. For a review of the policy, please refer to the policy on the website.
5. Owners were reminded the outside of their units is common property and cannot be changed without approval from the Architectural Committee as noted in the guidelines.
6. The rental policy for all phases is different and per the request at last year's annual meeting, the board decided to develop a survey to be circulated to all owners to get their input on what the policy should be for all units. It is the belief of the board, as well as most owners, that the policy should be the same for all phases. After the survey is completed, ideas will be brought back to the owners for further discussion and vote.

Michael Baker introduced his staff and commented he feels he has a good team who work well together, are courteous to owners and are very helpful. Roman Aguilar has been with the CCTH for almost 4 years, Louis Gonzales has been with the CCTH for over a year and Collin Schultz is our summer employee. Please let them know if you have any issues and show your appreciation to them when you see them out and about working on our behalf.

Michael discussed the recent fire in Basalt and its impact on his family and him. He indicated it came within about 10 feet of his home where his two young daughters were sleeping. He decided to take the girls to his parents' home in Snowmass Village where they stayed a couple of nights. Fortunately, the winds turned and his home along with others in that area were not damaged. He said we will see and smell the smoke for days and possibly even weeks to come but that it is now contained in the back country where it will just have to burn itself out. He further stated the first responders and fire fighters did a great job to contain the fire and keep everyone safe.

Spring projects at the CCTH included taking up, repairing drainage and replacing driveways in Phase III and Phase IV will be completed in the spring of 2019. In addition, some vertical siding will be replaced with

synthetic stucco in areas where it has buckled. He is also painting the south side of units and he expects that to be an ongoing project.

This fall he intends to check all heat tapes to see which ones are bad and will replace only those showing damage. He has a new infrared camera which will help determine if the tape is good or not, thus eliminating the need to replace all tapes.

He indicated the sprinkler system is running well at present but that he anticipates we will run out of irrigation water by mid-August if we don't get rain soon. We have 150 zones with 2,200 heads.

With guests visiting owners, cars become an issue, especially in the summer time when it is more prevalent. He encouraged all to be considerate of your neighbors and their need to park their cars, to back out of garages and turn around, etc. Also be aware of dog walkers and guests going from one area to another etc.

Tom Goode (62) who is on the Town Council thanked the Board for their work and discussed the need to be more aware of what can and cannot be recycled and that Snowmass is trying to be a sustainable community but it takes everyone to help keep it such. New signs will be posted at the shed to call someone to come pick up the garbage when the bins are filled. At present, our landfill will be full by 2025! Please conserve and recycle.

He also indicated the Town Council is struggling with the marijuana issue.

Pamela Gross and Charles Anderson (13) discussed a compost collection business which could be helpful to the CCTH. The company provides a bucket for holding composting materials, will pick up the bucket once per week, etc. Cost is \$18 per month and they encouraged all to take advantage of this great service. Contact either of them for further information.

Michael thanked Marylee Foley and the Landscape Committee for their work, especially Marylee for pulling weeds, spraying for bugs and weeds, etc.

Flynn gave an update on the recent sale of the Snowmass Club telling the group Toll Bros. purchased the Snowmass Club about 5 years ago for a reported \$9.3 million and that ABA Hospitality is in negotiations to purchase the Club now for in excess of \$20 million. The deal is set to close mid-August. Scott Brown, head of ABA moved from San Francisco to Aspen/Snowmass about three years ago and decided to purchase the Club. There are potential development opportunities at the Club; the building of townhomes near the tennis courts as one goes toward the Golf Club as well townhomes at the golf shop building at entrance to CCTH. The CCTH and the Villas have veto power over any development on the Golf Course itself. It was noted that the Sanctuary, Residences and Country Side buildings are not owned by the Snowmass Club so are not part of the deal.

The date for the 2019 annual meeting of the CCTH will be decided at the next meeting of the Board.

There being no further business, the meeting adjourned at 5:45 pm.

#### **Minutes by Elaine LeBuhn**

#### **Country Club Townhomes Corporation Board of Managers June 1, 2018-May 31, 2019**

#### **Board Committees**

<b>President:</b>	<b>John Flynn</b>
<b>Secretary:</b>	<b>Elaine LeBuhn</b>
<b>Maintenance:</b>	<b>Jim Finn &amp; Bob Loubier</b>
<b>Governance:</b>	<b>Louis Brandt &amp; John Flynn</b>
<b>Architectural:</b>	<b>Elaine LeBuhn, Bob Loubier &amp; Gayle Godwin</b>
<b>Finance:</b>	<b>Jim Finn, John Flynn &amp; Bill Floersch (Unit 21 owner who serves as Ex Officio to the Committee)</b>
<b>Insurance:</b>	<b>Barry Peters &amp; John Flynn</b>