

COUNTRY CLUB TOWNHOMES CORPORATION P O BOX 6159
SNOWMASS VILLAGE, COLORADO 81615

Minutes
July 20, 2021

Board members present at Unit 82: Don Conover, Steve Ferrer, John Flynn, Gayle Godwin, Jana Hazelbaker and Elaine LeBuhn. Michael Baker was present at Unit 82 and Brad Wyatt joined by phone.

John Flynn called the meeting to order at 9:04 am MDT.

Minutes of the June 30, 2021 meeting were reviewed. An addition was noted. Jana offered a motion to approve with Steve offering a second. The motion carried.

MOTION: Don made the motion to move the surplus of \$25,975 from the 2020 Operations Budget to the Capital Budget with Steve providing the second. The vote was unanimous.

John indicated feedback from both the community social and annual meeting formats were very positive and suggested the community social be an annual event the Saturday prior to our annual meeting. All Board members agreed.

Feedback regarding the establishment of a Country Club Townhomes Director is positive with approximately 50 owners signing up to do so at the community social. Mike and Elaine will develop a letter to be sent to all owners asking if they would like to be included in such a directory. It must be voluntary for anyone to have their private information published.

Mike discussed the current water issues and is hoping to establish a schedule with the Ski Co for us to have adequate supply. He described the distribution of the water for both the Snowmass Club, Ski Co and us. Don suggested we do a water study to determine who owns what water rights. We were told there are documents showing this already so we will try to find out more information.

Brad and Don discussed engaging a financial review firm to audit and/or review our financials. It was felt this would just be best practices since it has never been done and with the amount of Capital Reserve funds on hand now, it is felt necessary. Brad reported on a couple of possible firms and detailed the differences between an Audit and a Review. The Board decided to gather further information from the Firm of Reese Henry in Aspen. They will request a proposal and present it to the Board at a later meeting.

The Architectural Committee recommended to the Board that the request from Unit 27 to install an awning be rejected as it does not meet the color nor quality standards of other awnings currently in place around the complex. Further they recommended that Unit 26 be given approval to construct a 4 ft. divider extension between their unit and Unit 27. Gayle Godwin, Chair of the Committee abstained from the discussion as she is the owner of Unit 27.

MOTION: Steve made the motion to accept the recommendations of the Architectural Committee with Don offering a second. The motion carried.

There was much discussion on the Reserve Engineering Study which was received and reviewed by the Board. Don pointed out we are moving in the right direction and suggested we do a follow-up study with a different firm in 2-3 years for comparison.

Given the rise in CCTH units, Don wondered if we should ask for an insurance review. John said our insurance will be renewed in October so the review will likely begin in August anyway.

Steve observed there is much congestion now due to the large number of units under construction and wondered if we should establish a rule that no construction could occur during certain times of the year. The Board agreed to table the issue to a later date and asked Mike to come up with a plan and opinion as to how best to handle the situation. However, most felt this year is not normal and there will not be nearly the turnover in the next several years.

While fire danger still exists, we are feeling better with the prospect of several days of rain in the forecast.

There being no further business, the meeting adjourned at 10:43 am to meet when necessary.

Minutes by Elaine LeBuhn