

**SAWMILL CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 24, 2016**

I. Call the Meeting to Order

The Sawmill Creek Condominium Association Board of Directors Meeting was called to order by Larry Pithan at 3:13 p.m. on Friday, June 24, 2016 via teleconference.

Board Members Participating Were:

Larry Pithan, President, #212

John Bachman, Treasurer, #211

Steve Browning, Secretary, #203

Representing Great Western Lodging were Brian Juchno, Keith Kroepler and Leanne Hamilton. Erika Krainz of Summit Management Resources was recording secretary.

II. Old Business

A. *Building Noise*

Unit owner #305 lodged a complaint about noise from the unit directly above. It has been previously explained to the owner that there is noise transmitted throughout the building due to the wood frame construction. Higher occupancy also contributes to the problem. The Board was in agreement.

The Board discussed requiring owners to use rubber sound insulating material when installing hard surfaces. Brian Juchno said there is no existing code governing sound transmission for the town but there are national codes, which may be adopted by the Town at some time in the future. The Board could also prohibit any expansion of hard flooring and require that carpet be retained in the bedrooms, living room and dining room. The Board acknowledged that sound transmission is an issue in the building and is exploring reasonable solutions. Brian Juchno will further research if a certain level of IIC sound transmission for the underlayment can be established as a guideline.

B. *Smoke Detectors on Balconies*

Unit owner #305 suggested installing smoke detectors on the balconies to deter marijuana smoking. Brian Juchno said this has been an ongoing problem since even before marijuana was legalized in Colorado. If Great Western Lodging staff smells any type of smoke in the hallways, they knock on the door of the unit and issue a verbal warning to the occupants. The Board decided today to implement written warnings. The Association has the authority to fine unit owners but not guests. Rental management companies can fine their rental guests per the rental

agreement. It was noted that cigarette smoking is only allowed in a couple of areas on the perimeter of the property, at the end of the planter box and the two staircases. Because of the open nature of the balconies the Board did not believe smoke detectors would be effective and agreed not to install.

C. *Parking Lot Snowmelt System*

Unit owner #305 suggested adding a snowmelt system to the parking lot. Brian Juchno explained that in order to add a snowmelt system, the asphalt would have to be replaced with concrete and it would require a separate boiler system. It would be cost prohibitive. The Board concurred with Brian's input and agreed this is not a viable option.

III. New Business

A. *Internet and Cable Issues*

Brian Juchno provided a summary. There have been some problems with the equipment and service for the new cable system. The owners and guests have had issues with the remotes and receivers, the on-screen guide has been removed and the General Manager at Pine Ridge who was controlling the system is no longer in that position. This Association paid to upgrade the system with cables boxes for each television, additional programming and HD channels last summer. Brian recommended that the Board write a letter to the new General Manager at Pine Ridge with a list of action items. If the issues cannot be resolved, it might be necessary to look into switching to another in-house service or Comcast after next ski season. Brian estimated the cost for new equipment would be in the \$20,000 range.

IV. Adjournment

The meeting was adjourned at 4:02 p.m.

Approved By:


Board Member Signature

Date:

