

**SAWMILL CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 7, 2020**

I. Call the Meeting to Order

The Sawmill Creek Condominium Association Board of Directors Meeting was called to order by Larry Pithan at 3:02 p.m. via Zoom.

Board Members Present Were:

Larry Pithan, President

John Bachman, Treasurer

Richard Whittington, Secretary

Rick Dame, Member

Representing Great Western Lodging were Keith Kroepler and Erin McGrain. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. Approval of Previous Minutes

The minutes of the June 27, 2020 Board Meeting were approved by email.

III. Financials

Keith Kroepler reported that as of August 31, 2020, the Association was operating \$5,600 favorable to budget. If there are any Reserve expenses for the remainder of the year, they can be paid from Operating to reduce the surplus.

IV. Old Business

A. *Leak in #316*

There were interior repairs to a leak from the chimney in #316 that entailed drywall and painting. The source of the leak was addressed.

B. *Electrical Panels*

The electrical panel was repaired in Rick Dame's unit. The contractor did a very nice job cutting out and reinstalling the drywall. All the east side units have hard conduit. This will necessitate a bit more drywall work but the estimates should be pretty accurate.

C. *Smoking*

There have been issues with rental guests smoking at the property. Sawmill Creek is a 100% non-smoking property. Most of the issues occur in units

managed by outside management companies whose guests are not informed of the rules.

*D. Boilers*

The boilers will be tested. The hot tubs are closed and will remain closed until the local and state restrictions are eased. The Columbine pool was opened with a reservation system but the system is being abused and it may be shut down again.

**Action Item:** Erin McGrain will check on the status of the boiler work.

*E. COVID-19 Procedures*

GWL is using CDC-approved cleaning products in the units and around the building. Soft goods have been stored and high touch areas are given extra attention.

*F. Project Update*

1. Concrete – The concrete sections by the steps and the hot tub room have been replaced.
2. Railings - The railings will be addressed if time permits once occupancy drops. It has still been very busy on weekends.
3. Patio Concrete – Bids are being obtained for a new sealant that does not flake. It will be applied in the spring.
4. Carpet Project – The carpeting and elevator floor issues have been addressed.

IV. New Business

*A. Long Term Parking*

The rules do not permit long term parking. Owners are only allowed to park at the property when they are occupying their unit. The Board discussed the rationale for prohibiting long term parking, including the limited number of total parking spots, the challenges associated with enforcement and potential liability for the Association.

**Motion:** John Bachman moved to maintain the parking rule as written. Rich Whittington seconded and the motion carried.

**Action Item:** Larry Pithan will draft a letter to the owner.

*B. Flooring in #102*

Sound transmission is an issue throughout the building. A few years ago, a rule was established to specify where hard flooring is allowed in units. The new owner of #102 (above the garage) has submitted a request for a variance to install hard flooring in the living room. These types of requests have been denied in the past and the main concern is the issue of precedent.

**Motion:** A motion was made to deny the request for the variance to install hardwood floor in the living room. The motion was seconded and carried.

**Action Item:** Larry Pithan will draft a response to the owner.

C. *Ski Season*

Vail Resorts will be implementing a reservation system for skiing. They are not selling to ski groups for this winter. The Governor has not provided any guidance for opening. The new parking structure exterior has been completed. There are renderings on the Town website.

V. Adjournment

**Motion:** A motion was made and seconded to adjourn at 3:36 p.m.

Approved By:   
Board Member Signature

Date: 10-20-20