



RECORD OF PROCEEDINGS

OBERMEYER PLACE CONDOMINIUM ASSOCIATION

Held 5:00 pm on Friday, August 6, 2010
Held at Rio Grande Meeting Room, 445 Rio Grande Place, Aspen, CO 81611

Call to Order Dir. Seyffert called the meeting to order at 5:05 pm and a quorum of Directors was present.

The following Directors were present:

Steve Seyffert, Secretary
Walther Ramos, Treasurer (via conference call)

The following members of the public were also present:

Gary L. Beach, Manager
Landis Greathouse, Assistant Manager/Recording Secretary
Roy Saba, Beach Resource Management
Adrian Ceja, Beach Resource Management

Sandra Sattler	Fred & Susan Shapiro
Yale & Elyse Galanter	Angela Seaman
Guinn & Betsy Crousen	Jerry Barnett
Roger Moyer	Jay Hammond

Approval of Agenda Mr. Beach asked the Board if they had any other business to add to the agenda. Dir. Seyffert moved and Dir. Ramos seconded to approve the agenda as presented. Mr. Beach added that there would be a general discussion during the Resident Open Forum to consider the request to install awnings at individual units.

Controls Systems Update

Mr. Beach provided a brief update regarding the building automation system. The original proprietary system, which was not recommended by management, is a Staefa system and has components that cannot be controlled by staff nor can any substantive changes be made to control settings. Last year, the Board approved the expenditure to fund the replacement of the Staefa system with an OPTO 22 system. The new system is partially funded by a settlement agreement with RA Nelson. During the OPTO switchover, it was discovered that many things were not constructed as the as-built plans show, such as the fire and CO systems which were wired incorrectly, and several other inconsistencies that have affected the installation schedule. This resulted in some systems requiring manual operation during the new installation and additional costs incurred such as gas for the snowmelt system to be run while in the testing phase.

All of the hardware and wiring for new system has been installed and all of the software is loaded. Each system is being checked for communication with other systems. Barry Hamilton and staff have been invaluable in the complicated installation of the new components. Staff has been running both systems parallel while troubleshooting building design issues. The Staefa system will be dismantled and fully retired when there is no full time demand on the chiller, or when there is a steady run of cooler weather. Most of the other systems are being debugged and are ready to be commissioned.

Financial Report

Mr. Beach opened the financial discussion by reporting that overall the Association is doing well with revenues currently ahead of schedule by \$25,000.00. The reserve account is in good shape and management continues to persevere on the collections front.

Mr. Beach reported on the few budget exceptions: Legal fees to cover collections, mostly against Ski Service Center. Fortunately, an agreement has been made with SSC and assessments are being paid in installments; Increased costs for elevator maintenance for repairs to the motherboard due to improperly installed louvers at the elevator shaft; Increased gas costs for heat and to run the snowmelt system and due to a colder winter in 2009/2010.

Mr. Beach stated that the Association is doing well on balance, adding that many owners have chosen to take advantage of the assessment discount by paying in advance.

Mr. Beach provided clarification on those owners who are behind on their assessments, explaining that many have either paid or are on a payment plan to become current on their dues.

Mr. Beach explained that the reserves are not funded monthly but instead in two bi-annual installments. This allows the Board the flexibility to decide

not to spend those funds on the reserves and to re-allocate funds should an event arise such as a mechanical emergency, etc.

Recycle Center Update

Ms. Greathouse reported that a City Council meeting will be held Tuesday, August 10, 2010 where a citizen's appeal against the recycle center improvements will be heard. It is unlikely that the City will consider the appeal and hopefully the improvements will commence construction in the fall as planned and as per drawings sent out to the Association earlier in the Spring.

Resident Open Forum

Discussions ensued regarding various Association and building related issues with emphasis on topics below:

In response to a resident question, Mr. Beach explained that the reason for the delay in repairing the garage door was that Management is waiting for delivery of a part from the manufacturer. A spare is now onsite to eliminate waiting the next time. A discussion regarding keeping other spare parts onsite ensued.

A request was made by an owner to reconsider increasing the Board size to 5 members. A discussion ensued regarding Board terms and election dates. Management agreed to provide Board term information to Membership via email.

A discussion ensued between residents and management regarding enforcing noise violations and it was agreed by the Board that fines for violations would be increased to \$100.00 per infraction.

The members discussed a fellow resident's proposal to install an awning on their patio. After a discussion regarding maintaining a standard of consistency and possibly designating a Design Review Committee, members agreed that they would like more information regarding the proposed awning system before deciding to proceed with an approval.

Adjournment

Upon a motion made by Dir. Seyffert, and seconded by Dir. Ramos, the meeting was adjourned at 7:05 pm, by unanimous voice vote.

The foregoing minutes constitute a true and correct copy of the above-referred meeting and the Executive Board of the Obermeyer Place Condominium Association approved said minutes on the date below.

Gary L. Beach, Manager
Obermeyer Place Condominium Association

Date of Approval

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