



RECORD OF PROCEEDINGS

OBERMEYER PLACE CONDOMINIUM ASSOCIATION

- Held** 5:00 pm on Thursday, Nov 11, 2010.
Held at 0133 Prospector Road, Suite 4210, Aspen, CO
- Call to Order** Dir. Obermeyer called the meeting to order at 5:07 pm. A quorum of Directors was present.
- The following Directors were present:
- Wally Obermeyer, President
Walther Ramos, Treasurer
Steve Seyffert, Secretary
- Gary L. Beach, Manager
Roy Saba, Beach Resource Management
- Approval of Agenda** The agenda was approved as presented.
- Discussion of Controls Systems** Mr. Beach reported that although existing building wiring deficiencies created recent delays in transitioning to OPTO 22, the Building Automation System is running almost every aspect of the building systems with the exception of the Chiller. Final logic writing is being completed and a test of chiller control by OPTO22 is planned. The Board asked Mr. Beach to inform them by email of the outcome of the Chiller test under OPTO22 control.
- The Board asked Mr. Beach to comment on building system operations going forward. Mr. Beach said each snowmelt zone would now be adjusted for efficiency producing cost savings after the required “full-bore” operation required last winter. However, Mr. Beach also reported, that it has been confirmed that the boilers are not condensing boilers and explained the implication that the return temperature of the boiler loop needed to be higher than a specific temperature.

**Approval of
August 6, 2010
Minutes**

Pres. Obermeyer moved and Dir. Seyffert seconded the motion to approve the minutes of the August 6, 2010 meeting. There being no discussion, the motion passed by unanimous voice vote.

**Review of Proposed
2011 Budget**

Mr. Beach summarized the 2010 projected budget numbers for the Board, noting a reduced carry-forward, OPTO22 costs at ~\$26K and a continuation of reserve funding. Pres. Obermeyer overviewed the 2011 proposed budget by saying that expenses were proposed to increase 1.1% over 2010 projected total expenses and that Reserve assessments were raised 14%.

Mr. Beach proposed cost saving options of rolling back reserves or labor. A discussion ensued on the appropriate level to fund reserves. The Board concluded that continuing to fund reserves to approach the suggested Reserve Study amount was particularly important and discussed what amount should be placed in the proposed budget for 2011. Further, Mr. Beach suggested that interest income in the present Reserve Study would not be realized to the levels included in the report and that would need to be addressed as well. Upon question, Mr. Beach recalled that the Reserve Study cost approximately \$7K and that an update to that Study might cost ~60% of original cost. Dir. Ramos restated the importance of reserve funding and proposed doing so to the full 2011 proposed amount of ~\$115K.

Discussion changed focus to the consideration of cost savings in labor by reducing staffing. Conclusion was reached that reduction in services would have an unwanted effect on the facility and its Owners.

Discussion on possible savings in projected energy expenditures occurred next with considerations of gas futures contracts, reducing the proposed 2011 gas costs, etc. Further discussion concluded that the numbers, included within the proposed budget were appropriate.

Lastly, a focus on operations ensued. Dir. Seyffert asked management to examine areas and tasks in which efficiency could be increased or equipment could be used to generate cost savings.

Dir. Ramos restated his proposal that the 2011 reserve funding proposed amount of ~\$115K should be approved, and further, that the actual funding should be completed early in 2011. Mr. Beach added that early reserve funding delivers a very positive outlook to lending companies. Dir. Ramos also proposed that a 1% savings should be offered to those owners that pay their yearly assessments up front.

To generate additional revenue, the Board discussed setting an investment policy for the cash accounts. The Board discussed options and concluded that Dir. Ramos should investigate possibilities. Further, Mr. Beach was asked to

re-examine the present Reserve Study for any other cost savings available in longer term facility item replacements. Mr. Beach discussed examples such as savings in high-use items, like the garage doors, and overviewed a replacement of similar doors at another facility with resulting savings in door springs. Mr. Beach was asked to determine if any specific limits or restrictions exist relative to investment of Association funds.

Motion Upon a motion made by Dir. Seyffert, and seconded by Dir. Ramos, the proposed 201 budget was approved and passed by unanimous voice vote.

Future Meeting: An email will be sent to the Board of Directors to set the Annual Meeting. Dir. Ramos proposed Wednesday December 15th or Thursday December 16th.

Adjournment Upon a motion made by Pres. Obermeyer, and seconded by Dir. Ramos, the meeting was adjourned at 6:32 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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