



**President's Council
Meeting Minutes
June 27, 2009**

Present:

Judy Steinhoff – Sitzmark
Janet Enge – Kendall Mountain Condominium Association
Jack Sims – Edelweiss
Jeff Kerr – East Rim
Mike McGee – Twilight View Condominiums
Dick Gerding – Twilight View Condominiums
Ed Small – Twilight View Condominiums
Fred Arnold – Alpenglow Townhomes
Mark Seiter – Purgatory Center Condominium Association
Nancy Furry – Purgatory Center Condominium Association
Frankie White – Purgatory Metropolitan District
Gary Derck – Purgatory Lodge Owners Association, Durango Mountain Resort
Jay Eagen – Durango Mountain Master Association
Jim Hards – Durango Mountain Resort
George Stahl – Durango Mountain Resort
Cathy Craig – Durango Mountain Resort
Lisa Foster – Durango Mountain Resort

Via telephone:

Rex Caldwell – Black Bear Townhomes Owners Association
Todd Golvig - Sitzmark

Jay Eagen welcomed everyone and explained the group meets to discuss common issues encountered by each of the associations, which is modeled after a similar council in Kirkwood. The group was asked to introduce themselves and which association they were affiliated with.

Gary Derck presented a resort update which reflected the skier count was down approximately 40,000 this past winter. Gary noted this is better than the Colorado and national average. The resort has modified operational days to better fit our guests' traveling trends, which will focus on weekend activities for the shoulder seasons. Additional events this summer include mushroom/wine festival on August 22, Hot Rod show Labor Day weekend, as well as restaurant changes which include Purgatory's hot breakfast and additional evening seating at Creekside.

Jay Eagen introduced Frankie White with the Purgatory Metropolitan District (PMD), and asked Frankie to provide the group with an update on what the PMD is doing and has planned. Frankie shared that the Community Park – to be located near and around the pond on the west side of Highway 550 – land dedications will take place later this year. Construction is planned for bus pull outs and improved pedestrian/vehicle signage at the lower Columbine lots across from Alpenglow. This will be a joint venture with Alpenglow and DMR. The lower Columbine tennis courts will be resurfaced by the end of July 2009. The water system will be enhanced with pumps replaced and access to the water system on a year round basis. Canyon Construction will be retained as the PMD's snow removal contractor for this up coming year. Each Association is welcome to tag on; Canyon Construction contact is Eric Anderson (970) 385-7766. Additional information on the PMD and projects can be found at www.purgatorymetrodistrict.com

Mike McGee asked a question about plans to move the horses and stables. A grant application has been submitted, but not awarded to assist with development of the park. The standing plan is to move the horses and stables to a lot adjacent to the Purgatory Flats trailhead. The community park cannot be started until the horses are moved.

Jay Eagen introduced Mike Burns, President and Laura Shelton, Assistant Vice President of the Alpine Bank. Alpine Bank is the financing bank for the DMMA loan covering the Durango Mountain Club. Mike described present opportunities for HOA lending needs as well as solutions they offer to automate HOA financial processes and payment options. The group asked many questions regarding HOA accounting and financing for common elements, as well as if the bank helps provide assistance with delinquent accounts. While the bank does not assist with collections, it does feel the automated payment option reduces delinquent payments. For further information, Laura Shelton may be reached at 970-426-7170 or by e-mail at laurashelton@alpinebank.com

Jay Eagen introduced Steve Harris, Fire Inspector, with Durango Fire and Rescue Authority. Steve provided handouts with contact information and described what the fire department looks for in inspections, which includes the common elements, but not unit specific. An additional conversation was held regarding addressing on buildings, as well as contact information, should there be an emergency. It is DFRA's intent to perform inspections once a year; however the fire department is back-logged.

Fred Arnold noted the new carbon monoxide detector requirements and is effective July 1, 2009. Durango Mountain Resort Engineering Department has been able to locate the detectors and is willing to buy at bulk price for interested HOAs. Jay Eagen took the action to follow-up with information on cost and how to order.

Old Business

- Parking enforcement – DMR has offered a winter only service for a fee. Associations that would like to participate will need to provide signage and a contact that can identify those who have parking privileges and those who do not. Discussion regarding concern over determining if a rental guest or not. Options presented were parking passes and boot. Boots are \$500/each. East Rim and

Edelweiss are interested in participating in the pilot program. Other interested parties should contact Jay Eagen. Those interested must indicate so by August 31.

- Trash collection – Bids were provided, however missing requirements which include frequency and seasonal changes. A hand-out was provided, which requires feed-back from the group. Current Association commitments may provide a challenge, as phase in is based on each HOA's commitment. Recycling is not offered by the refuse companies, however DMR does have some recycling options on Skier Place, north of the Sheol Street Y.

Cathy Craig with DMR realty noted: (1) Carbon monoxide detectors – required in rental units and units for sale must certify the detectors are in place. This new law affects everyone. If you have any questions, Cathy has the law language in her office. (2) Some older Associations have language in their bylaws that state the right of first refusal. This language has caused some issues with lenders, due to lending climate, and the ability for an owner to sell their unit. Cathy suggests the HOA's that have this clause discuss it with their HOA attorney.

Gary Derck offered to provide the group with a copy of a maintenance manual that Purgatory Lodge Owners Association hired a company to produce. The manual provides check lists on what should be check and how often. The manual may need to be modified for each HOA which what is applicable to their specific environment. Jay Eagen will e-mail copies to those interested.

Mark Seiter presented an update on the fiber optics and band width increase at the resort. Durango Mountain Utilities is now able to provide cable/internet/VoIP telephone service at a reduced rate to HOA's that are interested. Based on reduced costs generally a 1 year return on initial investment is recognized.

The meeting was adjourned with the next meeting date to be determined.