



DURANGO MOUNTAIN MASTER ASSOCIATION

President's Council Meeting Minutes December 27, 2009

Present:

Mark Seiter	Village Center/DMMA
Susan Steigelman	Elk Point
Nancy Furry	Village Center/DMMA
Rex Caldwell	Black Bear
Jay Eagen	DMMA
Cathy Craig	Durango Mountain Realty
Fred Arnold	Alpenglow
Scott Atkinson	Edelweiss
Gary Derck	KMCA/PLOA/DMMA
John Reiter	Purgatory Metropolitan District
Lisa Foster	Durango Mountain Resort/DMMA

Via telephone:

Todd Golvig - Sitzmark

Jay Eagen welcomed everyone and explained that the group meets to discuss common issues encountered by each of the associations and the Purgatory community at large. Those in attendance were asked to introduce themselves and identify the association with which they were affiliated.

Gary Derck presented an update on activities and initiatives at the Resort, including:

- Resort operating plan – the resort is planning a modified operating schedule which it hopes will yield a longer season on both the front and back ends. Depending on snow conditions, the resort hopes to open earlier on a Friday, Saturday and Sunday basis and then do the same at the end of the season as far into April as possible.
- Modular depart – the modular office buildings in lower Columbine have been removed and will be replaced with 80 additional public parking spaces.
- Customer survey results – thousands of customer comments were translated into 15 high-level resort improvements initiatives. Changes will be noticeable.
- Legends terrain, Nordic center terrain - the new gladed/tree skiing terrain near chair 8 will open when snow conditions permit and expanded trails will open this winter at the Nordic Center.
- Sleigh rides - will return this winter out of the base area through Buck's Livery. The rides will last approximately 45 minutes.

- Skier shuttle from transit center, town shuttle – two new services providing mass transportation for skiers coming to the mountain from town and mountain guests to have a day shuttle to and from town for shopping.

John Reiter (Purgatory Metropolitan District) provided an update on water wells flow rates and treatment for hard water. He shared a bus pullout design for the section of Purgatory Boulevard between the Columbine Parking lots and Alpenglow. He briefed everyone on the snow removal plan for the present winter season.

Scott Akinson (Edelweiss) asked about snow disposal off site and Mr. Reiter advise of an option through DMR, north side of sewer plant for a fee. Future plan will be to use sections of community park that are unused to create a snow storage location. Mr. Reiter provided his cell number (970) 799-4722.

Jay Eagen (Durango Mountain Utilities) will replace a propane gas main pipe in the spring/summer of 2010 along Sheol Street from the skier bride to just past Peregrine Point. The project will include a trench in the road which is necessary to permit installation of the new pipe. Mr. Reiter suggested looking at combining PMD's paving project with gas main/trench project.

Rex Caldwell (Black Bear) asked about a standard for sealing roads. Mr. Reiter suggested every 5 years and advised that the contact is Matt Leader of Leader Construction.

Cathy Craig (Durango Mountain Realty) provided a real estate update. Good news – the market is significantly better than expected. The resort area has not suffered many foreclosures. At this time we are not seeing investment buyers. Values have been reduced to sale. Ms. Craig provided a hand out reflecting current listings. Shed advised it might take a while to see values increase.

Old Business:

Parking enforcement program - Alpenglow, East Rim and Peregrine Point are pilot associations. Susan Steigelman (Elk Point) requested cost numbers for the program. It was noted overnight parking is allowed in the lower Columbine lots, however in cases of if heavy snowfall cars might be buried.

New Business:

- Mr. Eagen noted the annual meeting will be held June 25-27, 2010.
- Mr. Derck discussed collective options to reduce costs and suggested HOAs discuss preventative maintenance items with Tim Hannigan for advice at no charge.
- Mr. Arnold expressed his concern over signage at the resort. Mr. Derck noted the design guidelines don't dictate the content of banners.

The meeting was adjourned with the next meeting date to be held during Homeowners' weekend in June of 2010.