

Second Home Owner Advisory Board

Minutes for meeting Jan 28,2008

The meeting was called to order at 9:10 am.

Roll was taken the following members were present: George Bletsas, Mel Blumenthal, John Barrett, Greer Fox and Bob Sirkus.

Rhonda Coxen then administered the oath of office to Greer Fox and George Bletsas who were appointed to the Board by the Town Council.

Colleen Doyle and Mery Butler, outgoing co-chairs, nominated the new officers. The slate was presented by John Barrett. The proposed list of officers for the upcoming year:

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|------------|----------------|
| Chairman | John Barrett |
| Vice Chair | George Bletsas |
| Secretary | Bob Sirkus |

A motion was made to approve the list of officers which was seconded and past 5 for and 0 against.

Leslie Campagnone, Community Relations Officer for TOSV, discussed her interaction with the SHAB.

The SHAB has a \$5000 budget for this fiscal year to be used as directed by the Board. Expenditures will be coordinated with Leslie. It was agreed that the cost of conference calling by Board members who aren't in Snowmass when meetings are held will be paid from the SHAB budget.

Leslie requested that another member of the SHAB be trained to update the TOSV Second Homeowner section of the TOSV web site. Bob agreed to be trained and will call Leslie to set up the training.

The Board agreed that all email lists containing second homeowners be consolidated into a single list to be used for email blasts through List Serve. Greer will work with Leslie on this project.

Leslie will include all Snowmass Village HOA presidents on List Serve. She will continue to work to update the TOSV web site and suggested that if SHAB wants to submit items to the Snowmass Sun, she would help us prepare the piece and make the submission. Mel will also be a conduit to the Sun.

Mel suggested that the SHAB record the semi annual meetings in Jan and July with Granicus and requested a quote for this service. Rhonda thought the cost would be \$400 per meeting and the dates would need to be coordinated with Grassroots TV. The Board members agreed to use Granicus in July 2008 based on the stated cost. There was also discussion about transcribing the recordings of the meeting but this was dismissed as unnecessary if we use Granicus.

Leslie offered SHAB the use of the Pitkin County direct mail list if SHAB wants to do any direct mailing in 2008. At this time SHAB does not expect to do direct mail this year.

Leslie agreed to work with George to improve the navigation of the TOSV web site.

Scott Stenman and Mark Boekenheide-Related/West Pac presentation

Scott and Mark presented the changes to the Base Village PUD that Related/West Pac will request.

Bldg 13A-Increase conference space, add a spa and back office space, change 5-1bdm units to 5-2 bdrm units using the existing internal sq footage.

Bldg 13B-Change building to fractional (1/8 shares at 6 per unit), add 3 employee housing units, change to 3-4 bdrm units with lockoffs instead of 1-2 bdrm units.

Bldg 4-Delete 1 free market unit, modify exterior elevation and increase stairwells to meet code.

Bldg 5-Change to fractional as part of Little Nell (1/8 share at 6 per unit), increase unit size to 3-4 bdrm from 1-2 bdrm, convert employee housing to commercial, convert attic to free mkt residence, remove 20 parking spaces.

Bldg 6-Convert 3 units to commercial.

Bldg 8 (Little Nell)-Convert part of parking lot to back office space.

Parking Structure-add restrooms

Parking discussion-

Scott and Mark confirmed that the Base Village PUD required .75 parking spaces per living unit and that no one in BV can have a car parked in the underground parking lot if they are not staying in a BV unit. These questions arose thru an email Mel received from a second homeowner, Bruce Smith, who wants to keep a car at BV when he is not in town.

Rental vs Fractional discussion-

Scott and Mark suggest that fractional ownership will provide more "hot beds" than wholly owned units. They suggest that larger units with lock offs will operate like hotel rooms because those renting will not have kitchens creating more traffic fro local restaurants. Owners who are not using their fractional time will be more inclined to rent out the unit. Mel asked what percentage of the BV units that have closed are joining the rental pool. Mark did not know or would not say and felt there haven't been enough units closed at this time to get a sense of what the rental pool will be like. It was suggested by the Board that when people have multi-million dollar investments they are less likely to put them in a rental pool.

Snowmass Center-

Plans for a redesigned Snowmass Center are in process of development and should be presented to the Council in the spring. Mark acknowledges the proposed hotel for the

Snowmass Center is a Mandarin Oriental. Lots of SHAB concern about this hotel as another very high end product without experience in a mountain resort community.

West Village-

Mark says West Village has a greater opportunity to present a broader economic environment than the Snowmass Center. The SHAB members feel that Related/West Pac needs to present their ideas for the West Village while the Town Council is negotiating the Snowmass Center. These projects are interrelated and the Community needs to see the entire picture before approving any single parts.

Future meetings of SHAB:

- Feb 11-Bob will host, agenda items to be sent to John by Feb 6.
 - Agenda items updates on: List Serve –Greer
 - Granicus- Mel
 - Web site map-George
 - Website update training-Bob
- Mar 10 Host to be announced (subsequently George agreed to host), agenda by Mar 5
- April 14 Host- Bob agenda by April 9
- May no meeting
- June 9 Host to be determined agenda by June 4
- July 8 2pm-5pm semiannual meeting
- July 8 5pm-6:30pm open house for second homeowners
- July 9 10:30am-2:30 pm semiannual meeting
- Aug 11 Host to be determined, agenda by Aug 6
- Sept 15 “ “ “ “ , agenda by Sept 10
- Oct 13 “ “ “ “ , agenda by Oct 8
- Nov 10 “ “ “ “ , agenda by Nov 5
- Dec 8 “ “ “ “ , agenda by Dec 3