



## Long Range Planning

One of the challenges facing any property owners association is planning for the replacement of common elements. These are items that are not owned by the association, but are jointly owned by the members of the association. This includes such items as the roof and the stucco on the exterior of the building, and for associations with fractionally owned units, things like unit furnishings and carpet. It is the association's responsibility to maintain and eventually replace all of these items on behalf of the members.

Since the association does not actually own these assets, they are not depreciated on the books and depreciation is not included in the assessments.

Most association include in their assessments some funds for a replacement reserve. Sometimes that amount is based on a percentage of other expenses, and sometimes it is based on the politics of keeping assessments low. Some association don't assess anything

for future replacements, thinking that when they need to replace the roof they will simply have a special assessment. This is not fair to an owner who just bought a unit. The seller paid nothing for the depreciation of the roof and the buyer gets stuck with the special assessment. Many states, including Colorado, are now requiring a more analytical approach to funding future replacements.

To adequately fund future replacements requires three things. The first is a list of everything that will ever need to be replaced (the next time you walk around the Grand think about how long that list is). The next thing is more subjective. Everything on the list needs an expected useful life. The third thing is guessing what it will cost to replace everything on the list *at the end of its useful life*.

The Steamboat Grand's Board has hired a consultant to help with developing a detail replacement reserve study that will include both items that are common to all

### Communication

This newsletter is produced to improve communications between the Board, the Management Team and the Owners.

### Correspondence for the Board:

You can send any correspondence for Board Members to:

**Executive Board of Directors  
Steamboat Grand  
2300 Mt. Werner Circle  
Steamboat Spgs, CO 80487**

We will photocopy your comments and forward them to all Board Members. If you mark the envelope "CONFIDENTIAL" we will hand deliver it to the President of the Board.



**Enjoy a fun & safe  
Independence Day**

### New Lobby Carpet Installed:



## Upcoming Events

- Almost Daily** - Strings in the Mountains
- Every Weekend** - Pro Rodeo Series
- Every Saturday** - Farmers Market
- Jul 2** - First Friday Artwalk
- Jul 2-4** - Cowboy Roundup Days
- Jul 4** - Howelsen Hill Fireworks
- Jul 10-11** - Hot Air Balloon Rodeo
- Jul 10-11** - Art in the Park
- Jul 25** - Classic Car Show & Shine
- Jul 30** - The Easy Star Allstars **Free Concert**
- Aug 6** - First Friday Artwalk
- Aug 6-8** - Steamboat Wine Festival
- Aug 13** - JJ Grey and Mofro **Free Concert**
- Aug 19-22** - Steamboat All Arts Festival
- Aug 19** - Emmitt-Nershi Band **Free Concert**
- Sep 3** - First Friday Artwalk
- Sep 4-5** - Wild West Air Fest
- Sep 17-19** - Steamboat Oktoberwest

## Planning cont'd

owners, such as the roof and stucco, and items that are unique to the fractionally owned residential units, such as furniture and unit carpeting. The results of this study will be presented at the annual meeting in December, and will be incorporated into future budgets.

The Steamboat Grand is now almost ten years old, and we have been setting money aside for future replacements since the very beginning. We have also already replaced all of the lobby carpet and some components of the mechanical systems. In the units, we have replaced the carpet in all units, much of the furniture, and the televisions. Our budgets have always adequately funded maintenance and preventative maintenance programs that have extended the useful lives of many items. In this year's budget we are setting aside more for future replacements that we have ever done before, and we have about a million dollars set aside for future replacements. These are all positive things, but until the replacement reserve study is completed and analyzed we won't really know where we stand.

The Board has also hired a consulting firm to evaluate the Grand's roof. This project is more focused on improving safety and reducing the expenses of snow removal, which has exceeded \$150,000 in some years. This report will complement the replacement reserve study, but the focus is on improving the roof rather than replacing it. This project, along with several ideas for improving the landscaping, will be competing for funding with the need to fully fund our future replacement needs. This additional information will help the Board make better long term planning decisions for the Grand.

## Owner VIP cards Homeowner Charging Benefit

Steamboat Ski and Resort Corporation is now offering homeowners of the Steamboat Grand the ability to charge their food & beverage, spa services, or other items to an account. Owners would be issued a Steamboat Grand resort charge card for their use in the Grand or at any Steamboat Ski & Resort Corporation operated facilities. For an owner to receive the resort charge card they must stop by Owner Services and have a credit card on file with Steamboat Ski & Resort Corporation. If the condo is owned by an LLC each individual member of the LLC can request a resort charge card and would be billed separately for their charges. Owners will be billed on a monthly basis by Owner Services and payment of any charges is due by the first of the month. Should you have any questions regarding the resort charge cards please contact Owner Services at [shuffman@steamboat.com](mailto:shuffman@steamboat.com).

### Non-Resident Property Owner Rates at Haymaker Golf Course

The Haymaker Golf Course will be offering non-resident property owner rates this summer. As a fractional owner at the Steamboat Grand you can receive discounted rates on golf. For more information please visit [www.haymakergolf.com](http://www.haymakergolf.com). Haymaker will require proof of ownership which could be a copy of your deed or closing statement from the title company. If you plan to take advantage of the discounted

### The Bears are Back

Humans often train bears to eat out of the garbage by making it easy and inviting. Bears are large, powerful animals that don't like to take no for an answer.

In light of the rising frequency of human/bear conflicts we are advising hikers, hunters and fisherman to take extra precautions and keep alert for bears while in the field.

"We advise outdoorsmen to wear noisy little bells on their clothing so as not to startle bears that aren't expecting them. We also advise outdoorsmen to carry pepper spray with them in case of an encounter with a bear."

It is also a good idea to watch out for fresh signs of bear activity. Outdoorsmen should recognize the difference between black bear and grizzly bear scat:

Black bear droppings are smaller and contain lots of berries and fur from various small animals.

Grizzly bear droppings have little bells and smells like pepper.

## Social Gathering at the Pool

Are you interested in meeting your fellow owners? If so starting on Monday June 28 from 3-5pm and every Monday through out the summer you can stop by the pool for a social gathering of owners. At this time no food or beverages will be provided however as an owner you do receive a 25 percent discount at the Poolside Bistro. Stacy will also do her best to be available at the pool during the social gathering to answer any owner questions or just to chat. There is currently no end date schedule and will be determined based on attendance. We hope to see you on Monday afternoons!!