

Board Meeting Minutes

Steamboat Grand Resort Hotel Condominium Association, Inc

October 10, 2008

1:00 PM in the Slopeside Owners Lounge

Board Members

Present: Joe Fogliano, David Zedeck, Greg Magee, Mike Lomas, Laurie Good

By Phone: Ron Belin,

Absent: Steve Traudt, Mike Lomas (arrived at 1:07), Laurie Good (arrived at 1:07)

Others Present: Kevin Gilman, AAAA; Sherry Sweers, Legal Counsel; Stacy Huffman, SSRC; and David Nagel, Legal Counsel, by phone

Proceedings

(1 minute into recording)

The meeting was called to order at 1:01 by the President.

Notice of meeting was provided by email on October 1, 2008.

Meeting Minutes from the August 26, 2008 board meeting were reviewed.

Motion: Greg Magee moved to approve the minutes as presented. David Zedeck seconded. Motion carried.

(1:07 Mike Lomas and Laurie Good arrived)

The upcoming Annual Meeting was discussed. The ballot initiative to position the 10 acre Knoll Parcel as a transferable asset was passed with overwhelming support from those who responded. The appraisal on the land is complete and the Appraiser, Bob Maddox will be at the meeting.

The agenda for the Annual Meeting was reviewed.

Mike Lomas is standing for re-election as a Commercial Representative to the Board, and no other nominations have been received. Steve Traudt is standing for re-election as a Residential Representative to the Board, and no other nominations have been received.

Kevin Gilman, of Association Accounting and Administrative Assistance will make the financial report, including a review of the recently completed audit, and some accomplishments from the prior year.

Greg Magee will present reports from the Amenities Committee and the Communications Committee. The new owner trading website is ready and will be presented by Stacy Huffman of SSRC.

(1:30 Sherry Sweers, Legal Counsel arrived)

Mike Lomas will present the Facilities Report, which will cover the state of the building, replacement projects completed, needed upgrades to the mechanical systems, ongoing research on improving the roof/snow removal situation, and the AAA Four Diamond status. There will be a separate rental program briefing beginning at 12:00 noon in the owners lounge.

(2:00 Ron Belin and David Nagel exit the conference call)

It was decided to move the Old Business portion of the agenda up to precede the committee reports. This will include the presentation of the Letter of Intent followed by questions, then followed by a final call for votes. Any new votes will be tallied during a short break and the meeting will resume with an update of the property tax appeal by David Zedeck.

The New Business section will feature an invitation to members to participate in the various committees that provide input to the Board. Unless other new business comes from the floor the meeting will adjourn.

Having concluded the discussion of the Annual Meeting agenda, current legal issues were discussed. There is one unit up for foreclosure auction on November 6th, and a counsel is requesting a default judgment against another owner who resides in Colorado.

(2:25 Sherry Sweers, Legal Counsel departed)

The water seepage problem in commercial units C7A and C7B was discussed. Several attempts to eliminate this problem have proven less than 100% successful.

Motion: Greg Magee moved to authorize up to \$10,000 for an engineering study of this problem. David Zedeck seconded. Motion carried.

The Communication Committee reported that the owner trading website is up and running, but needs some testing.

The Roof Committee has received a proposal to spend \$75,000 to test the “hot zone” solution on the roof over the street front retail units. In theory this will prevent ice dams and icicles from forming. Implementing this on a small section of roof will be a test of how well it works, and if it is metered separately, how much electricity it will use.

The Amenities Committee reported that the committee process is work very well for them, with good support from local owners. Options regarding parking will be reviewed. The Board agreed to allow SSRC to use the Slopeside Owners Club during ski season from 3:30 to 4:00 for a reception hosted by Billy Kidd. Repeat customers of Central Reservations will be the primary target, but Steamboat Grand owners are also welcome.

The Finance report included discussion of FDIC insurance of Association funds, and a bank product called CDARS. These instruments allow investments in certificates of deposit that are distributed through a network of participating banks to assure full FDIC coverage. These instruments are currently paying three times more than the Treasury Bills currently being purchased.

Motion: David Zedeck moved to amend the Association’s investment policy to include CDARS. Laurie Good seconded. Motion carried.

During the Management report, it was reported that the snow removal contractor will pay for a life safety tie in system on the roof, but has asked the Association to advance the money, which

will later be deducted from snow removal bills. It was determined that any such advance of funds will be made directly to suppliers and contractors on behalf of the snow removal company, instead of being made directly to the snow removal company. It was suggested that other bids be obtained on the “hot zone” proposal.

Not all of the new TVs are 100% operational yet. The need to have a digital high definition signal was discuss. The need to expedite the unit carpet replacement was discussed but no action was taken, pending additional information.

The next Board meeting was scheduled for October 15th, 2008 at 3:00 P.M. The following Board meeting will be on January 13th at 11:00 AM.

Motion: Greg Magee made a motion to adjourn the meeting. Laurie Good seconded the motion. Motion carried and the meeting ended at 3:20.