



Steamboat Grand Resort Hotel Condominium Association, Inc.

Board of Directors Meeting

Thursday, August 28, 2025

9:00 A.M. (MDT)

MINUTES

DRAFT

I. Call to order

Meeting was called to order at 9:01am. Jim Webster, Dave Sladek, Jim Dunn, Jim Smeeding, and Blair McNamara attended in person. Stan Poladsky attended online. Kathy Hastings (General Manager), Fabiana Krey (Owner Services), Andrew Barnett (Project Manager), and Mike Swartz (HOA Executive Director) were also in attendance. Quorum of the board was established.

II. Owner Open Forum

Owners did not raise any concerns.

III. Approval of Prior Meeting Minutes

The minutes from the March 26 meeting were reviewed. There were no changes required, but Jim Webster noted that the URA sidewalk lights project approved at that meeting did not come to fruition as the city did not receive and bids. Jim Smeeding motioned to approve the March 26 meeting minutes as presented, Jim Dunn seconded, and the motion passed unanimously.

IV. Ratification of Email Votes

The board made two email votes since the last meeting and took this time to formalize these votes in the meeting.

1. A revised Collection Policy with changes required per Colorado legislation.

2. Property Insurance renewal effective May 30.

Jim Smeeding motioned to ratify the email votes, Dave Sladek seconded, and the motion passed unanimously.

V. Financial Update

A. Operating Expense Updates / YTD Financials

Mike Swartz reviewed the financial reports through June. The operating expenses are running a surplus of \$357k with about \$114k of that being savings on insurance policies since the HOA switched brokers and found better options. SSRC is performing well against their labor budgets across nearly all departments. Accounting costs have increased with increased efforts on collections. Legal fees are over budget due mainly to some large CapEx vendor contracts from earlier in the year, but the last few months have been much lower.

Parking revenue is down \$41k YTD and it's mainly due to May and June. In 2023 those months were strong months for the HOA and much lower for SSRC in Ski Time Square, and in 2025 it has reversed, with most of the income going to SSRC at Ski Time Square and very little to the underground parking. Kathy confirmed that summer groups can negotiate discounted parking rates, and Jim asked if SSRC would consider coming to the HOA when there are opportunities to consider offering a discounted rate for underground as well. Kathy said she would discuss this with the sales department.

Jim commented that insurance policies are locked in until 2026, and Mike reported that the broker is expecting rates to stay relatively flat for 2026 renewals, so the 2025 savings of about \$200k against budget should carry into 2026's budget. There may be an opportunity to get back into the admitted carrier market, which may reduce the premiums even further.

B. Accounts Receivable Aging Review

Emerald Mountain's efforts in following the collection policy are helping reduce aging balances. The 90+ balance is down to about \$115k, most of those owners are on a payment plan and in compliance, and there are a few accounts that the Board will review in Executive Session.

C. 2024 Audit

The audit draft was just received and is being reviewed by Mike, Cathryn Mayer, Ruthanne Corazzini (Grand owner and CPA who typically assists with the

review) and Emerald Mountain, so a final draft is not ready for the Board's review.

D. Reserve Study / 2026 Allocation

The HOA performed a no-site visit update to the Reserve Study in May of 2025. The updated report anticipates the HOA being 30% funded as of 1/1/26, up from 17% a year ago. The study calls for a \$2M special assessment and an allocation of \$6.2M in the operating budget in 2026. The HOA is at \$6.2M in 2025 and anticipates moving to \$6.5M in 2026, so with the annual allocations ahead of the study schedule, the Board is not planning another special assessment. The new level of annual allocations should fund the ongoing capital plan barring any emergencies.

E. Update on 7-Year Capital Plan

The plan is on track as pricing continues to be completed on larger projects. The two large questions are the roof and the pool, which are both being evaluated by engineering professionals, and we hope to have a clear idea of what we're doing with both of those assets in time for the annual meeting discussion in December. Jim added that phase two of the residential unit upgrades in 2026 will be done by Haselden, which was awarded the contract without a bidding process, due to their work on phase one this year (which was competitively bid) and our comfort level that their pricing is fair.

F. Tentative Outlook for 2026 Dues

The budget will be drafted over the next couple of months, and at this point, there is no indication that there will be any major surprises like we had with insurance in 2024. Now that the special assessment billing is completed and we've set the annual reserve allocation at a more appropriate level, the Board is anticipating nominal increases in operating costs. The expectation is a 3-5% increase in the operating budget for 2026. For residential owners who were still paying their special assessment in 2025, they should expect a decrease in total owner payments of around 20%.

G. Collection Policy – New Update

The HOA attorney is preparing an update to the Collection Policy but it was not ready in time for the meeting.

VI. Management / Operations Update

Kathy reported that the rebranding of The Cabin as The Crooked Antler is complete, and they are getting good feedback around the new menu, which has all items priced under \$20. The Bistro has also received great feedback around the new menu and the expanded seating on the pool deck. With summer coming to an end,

The Bistro is expected to close sometime in September, and SSRC will discuss how to continue offering F&B service to the pool during the shoulder season. Occupancy was strong during the summer and will continue through September and into October, with rates up 6-8% over 2023. Early winter bookings are looking strong, and Owner Services will be contacting owners holding weeks where there is already high demand for paid rentals, to see if they want to release their time back into the rental pool. Blair reported that with the current economic climate and the town approaching a rate ceiling, The Grand's best opportunity for the 2025/26 season will be on increasing occupancy.

Owner Services would like to move the happy hour events to a 3pm or 3:30pm start, which they believe lines up more appropriately with happy hour times in town and allows for two members of the department to attend and be available to owners. The Board decided to move the start time a half hour earlier to 4pm beginning this winter season.

VII. Owner Requests for Unit Modifications

A. Process for Reporting Maintenance Issues – Owner Portal

Owner Services provides a portal link for owners to report maintenance issues in their units. These issues should be reported in a timely fashion.

B. Process for Requesting Modifications – Modification Form

Owner Services has a form owners can fill out when they want to request a modification to their unit (i.e. owner storage, furniture, etc). Once the form is complete, SSRC provides their feedback on the form, and then it is pushed to the Board for review.

C. Board Policy on Modification Requests

Mike provided the Board with an executive summary outlining the governing document sections that give the Board authority over these decisions, as well as some guidance on what to consider before making decisions, with an emphasis on staying consistent with the grand vision.

VIII. CapEx Updates

A. Pool Replacement Plan Update

Andrew reported no changes to the current rate of water loss in tub 1. The leak detection company will be back next month to continue their investigation of the pool, and NV5 has been hired as an owner's rep for this project due to its size and complexity. Seth from NV5 is already in discussions with some potential

pool designers and the goal is to have a clear idea of what our plan will be by the end of this year, with the work tentatively expected in 2028.

B. Roof Investigation Update

The roofing engineers will be back onsite in early September while Wilson Roofing has the high roof open for repairs, which will give them the ability to see exactly how the roof was built. From there we expect to receive further evaluation and recommendations for both short and long-term planning to improve the performance of the roof during the winter months, and prevent large snow and ice slides which cause significant damage.

C. Residential Projects Update

Andrew reported that the residential projects are running smoothly. The carpet, paint, lights, and artwork room blocks have been effective, with block 4 now complete. There will be two more blocks in late fall/early winter and then floors 3 and 4 will be completed next year; Haselden is close to finalizing their contract for the phase two work in 2026, with preliminary estimates in line with this year's work. A photographer was brought to Steamboat in late June to capture iconic images around Routt County, which will go into the rooms as part of the artwork updates. Jim showed some of the photos that have been selected. The closet conversions are going well on floors 2, 5, and 6, and the other floors will see their closet conversions completed along with the phase two work next year. The owners lounge renovation scope is being finalized with work anticipated in the fall, and a targeted reopening before Thanksgiving.

IX. Future Meeting Dates – Annual Meeting

The 2025 Annual Homeowners Meeting is confirmed for Saturday, December 6. The Board will hold a work session on Friday afternoon, December 5, followed by the owner cocktail party that evening. Mike will work with the Board on the budget timeline and confirm the budget approval meeting soon.

X. Executive Session

The Board went into Executive Session at 10:54am to discuss aging accounts to consider for collections. The Board came back into normal session at 11:13am.

Jim Smeeding motioned to allow accounts #8 and #10 on the list a grace period until September 30 to execute their payment plans, and account #9 to be turned over to the attorney now for collection, Dave Sladek seconded, and the motion passed unanimously.

XI. Adjournment

Jim Smeeding motioned to adjourn the meeting, Blair McNamara seconded, and the motion passed unanimously. The meeting was adjourned at 11:15am.