

Stonebridge Condominiums

HOA Board Meeting Minutes

July 10, 2026

Attendees

Category	Name
Board Members (In Person)	Doug Borrer - President, Susie Lenord - Vice President, Jack Fields - Treasurer, Rob Delia – Director, Nikki Nickerson – Director
Staff (In Person)	Perri Mickles, Kelly Wallace, Sheldon Hoelsken, Michelle Horcica
Online & In-Person Attendees	In-Person - Bill Kritzik (642), Darrett and Ingrid Adkins (925), David Seglin (703), Daren and Jane Abreu (932), Steve Ring (920), Carolyn Tilley (826), Scott Rudge (601) Online - Dan Randa (710, 711), Lori Jordan (813), Janice Fuller (912, 913, 915), Arthur Jones (932), Bryan Muskat (823), Rick Smith (806)

Board Meeting Summary – July 10, 2026

Doug called the meeting to order at 9:00 am. The board and staff introduced themselves and the meeting began.

General Manager's Report

- **Wildfires & Bookings:** While smoke from regional fires has been a concern, it has not negatively impacted bookings. The property is pacing ahead of last year and remains on track to meet budgeted summer revenues.
- **Baseball Tournament:** The pool will not see the impact of the tournament attendees this year due the closure for renovations at the Stonebridge Inn. Consequently, there will be no extra

security or alcohol restrictions implemented for this event this year, though these will return when the tournament does.

- **Airport & Road Construction:** The airport will be closed for runway realignment from April 4 to November 19, 2027. Additionally, Owl Creek Road is expected to be closed near the fire station in mid-August for rerouting; traffic impacts are anticipated.
- **Financials:** The property is on track to exceed budgeted net income by 30%, largely driven by insurance savings.
- **Budget & Assessments:** The board approved a 4% increase in assessments for the upcoming year, primarily to boost reserve income allocation from \$250,000 to \$309,000 based on the recent reserve study.

Sales & Marketing Update

- **Performance:** Gross sales are pacing 6.6% ahead of 2025. Bookings for the 26/27 winter season show a 5% increase.
- **Challenges:** January bookings are currently trailing due to a 20% drop in Brazilian tourism.
- **Premier Host:** We are working with our account manager to improve unit rankings so more units receive a "Premier Host" status.
- **Amenities:** The lobby beverage center has been upgraded with a countertop ice machine and cold beverage options.

Facilities Report

- **Boilers:** No major issues; a temporary problem in the fitness center boiler room is being addressed.
- **Roofing Projects:** The 600 and 900 building roof replacements are scheduled for this fall.
- **Keyless Entry:** The key programming project was successful. Owners are encouraged to use the mobile app for entry; a follow-up email will be sent with instructions to ensure full operational readiness by December 1.
- **Safety & Landscape:** Active collaboration with the Roaring Fork Wildfire Collaborative is ongoing to address fire safety, with future landscape changes planned.
- **Completed & Upcoming Projects:** The 600 laundry room, 600 elevator, and 700/800 corridor projects are complete. Upcoming work includes the 900 elevator modernization and the 700/800 domestic hot water project. The exterior painting project may be delayed to spring or next fall due to contractor availability.

Elections & Admin

- **Officer Elections:** Bill Kritzik, Director Elect for the 2026/2027 Board, nominated Doug Borrer for President, Nikki Nickerson for Vice President and Jack Field as Treasurer for the 2026/2027 Board. Rob Delia seconded and all were in favor.
- **Future Meetings:** The next board meetings are scheduled for December 10–11, 2026; May 5 - 8, 2027 and July 9–10, 2027.

Doug opened the meeting for owner comments and questions. No comments were made and Doug adjourned the meeting at 9:17 am.