

Frostwood Master Owners Association Minutes  
4th Quarterly Meeting  
Thursday, February 2nd, at 4:00 p.m. MST

**In Attendance**

Julie Martin  
Jason Ford  
Steve Davis  
Louis Glaser  
Kris Karafa  
Mike Thomas-Sea to Ski HOA Management

**Meeting called to order at 4:05 PM MST by Julie Martin and a quorum was established.**

**Meeting Minutes from 2022 Annual Meeting**

Jason Ford made a motion to approve the minutes. Louis Glaser seconded the motion. All in favor, none opposed.

**New Business**

Julie Martin informed the group that the new Ascent building is still on schedule to be finished by the end of 2023. However, units will be finished and sold periodically over the course of the year and condo closing requires Sea to Ski to provide the realtor's with HOA related info—CC&R's, updated budget and minutes, etc. Sea to Ski can provide a web portal where this information can live so this cost isn't a factor each time. The cost to set this up is a one time fee of \$400. Julie Martin asked the group for permission to set this up. Kris Karafa made a motion to accept and Louis Glaser seconded the motion. Steve Davis provided the group with an update on the lift traffic and management this ski season and discussions followed about the future relationship with Vail resorts.

**Retaining Wall Stability Certification Letter**

A final report was received from Alliance engineering, who has monitored the wall for four years and monitored the retaining wall to make sure the integrity is up to standards and will not move in the future. Alliance believes that after four years, they are confident in the integrity of structure and have provided the HOA with a certification letter. Ms. Martin informed the group that this letter will be provided to Vail at the close of the lower terminal discussion. The conversation then moved into the Frostwood Gondola and lower terminal items on the agenda

**Frostwood Gondola**

Julie Martin informed the group that she had recently contacted the original Frostwood developer, Dick Frost, about the history of the gondola agreement. Mr. Frost informed Julie that he had completed the Villa sale to Vail 2 years ago, which means it should no longer be the responsibility of the Frostwood HOA. Ms. Martin has conveyed that she is aware of this to Vail representatives, along with the aforementioned certification letter proving that the Frostwood HOA has maintained the area until the point of handoff. Steve Davis asked if the HOA could make a formal request for reimbursement on the basis that Vail knowingly allowed the Frostwood HOA to cover the engineering study expenses after officially assuming control of the area. Ms. Martin said she would add it to her list for future discussions with Vail. A discussion ensued and the group moved on to the next discussion point on the agenda.

**Path Forward/Formal Request to CVMA**

Ms. Martin informed the group that she has a recent discussion with Jeff ? after learning that future CVMA plans include: 9 million for the new sunrise lift, a new cabriolet and a parking garage. Ms. Martin asked what plans CVMA had for the Frostwood HOA in the coming years and was informed that nothing was currently on the list. It was recommended to Ms. Martin that the Frostwood HOA should draft a formal letter to CVMA to request more information. A discussion ensued and Ms. Martin said she would follow up with the group as soon as she had more information on this item.

**Adjournment**

Kris Karaga made a motion to adjourn the meeting. Steve Davis seconded the motion. The meeting was adjourned at 4:37 p.m.