

# CENTENNIAL OWNERS' ASSOCIATION

April 9, 1998

Apex Security  
1429 Grand Avenue, Suite D  
Glenwood Springs, CO 81601

RE: Centennial Owners' Association, ARS # AA904907

Dear Apex Security:

This letter is regarding the security service that Apex Security provides to the Centennial Owners' Association.

As you are aware, a fire alarm went off at the Centennial complex at night recently which drew no response from the City of Aspen Fire Department. This has greatly concerned the Association's Board of Directors, as there are 92 Association units in the complex with hundreds of lives at stake. As it turns out, this particular alarm was a false alarm, but had there been a real fire, very serious consequences could have resulted, including loss of life and very significant damage, possibly the destruction of the entire complex. This lack of response must be addressed.

The Board would like you to research your records and recount to the Association the events of that night. Upon our inquiry with the Fire Department, we were informed that they were not called. Why not? Who was called? What procedures do you follow when an alarm goes off at the Centennial? What are your responsibilities per the contract with the Centennial Owners' Association? How will Apex respond in the future?

The Board feels that if Apex bears the responsibility to monitor the fire alarm system, they also bear the responsibility for the results of that monitoring. The Board's position is that if Apex does not respond appropriately, and damages result, the consequences are Apex's responsibility.

Please answer the questions posed in this letter—in short, how will Apex respond? The Board, on behalf of all the owners and tenants of the Centennial Owners' Association, want to feel secure that lives and property are protected, that the Fire Department will be called, and that responses will be swift. We anticipate receiving your reply within ten days.

Sincerely,

FIRST CHOICE PROPERTIES & MANAGEMENT, INC.  
Managing Agent



Seymour Sievert

SS:wp

cc: Fire Marshall, City of Aspen Fire Department

January 30, 1995

Carole Penn  
P.O. Box 10944  
Aspen, CO 81612

RE: Roof Overhangs

Dear Carole:

We have received a response from Gregg Mackey, President of Red Eagle Construction, regarding the north side roof overhangs at the Centennial and the concerns expressed by Bert Przybylski. A copy of his letter is enclosed. Please read it.

As you can see, it is a very thorough and informed analysis. There are several points to be highlighted:

- 1) According to the standards of the industry and NRCA (National Roofing Contractors Association), metal is not to be attached directly to plywood in roofing, as condensation will build up and the plywood will delaminate and deteriorate. When asked why he thought Pacific Sheet Metal had allowed plywood to be installed on the south side, Gregg said it was probably because they are not roofing contractors and didn't know. He added that he inspected the overhangs at several points on the south side after our inquiry and noted that the plywood appears to be buckling and beginning to delaminate already.
- 2) The screws used in the overhangs are the most advanced roofing screws available today. The no rust coating will not scrape off and is much better than regular galvanizing, and the thread provides superior holding power. In fact, Gregg performed a pull out test on the screws on the north side and on the lag bolts on the south side. He found that the screws held much better (at a higher pressure) and that the coating remained intact. Not only did the south side lag bolts pull out much more easily, but they already showed signs of rust, an indication that the galvanized coating had already worn off. He would be happy to provide a demonstration test for the Board.
- 3) Red Eagle Construction is providing a seven year warranty. Gregg said they will repair any leaks between the overhang and the wall and will repair any sections that don't hold up to normal forces.

4) Gregg still wants to do a final inspection and complete a few minor tasks, but he wants to wait until the weather warms up, probably early spring.

5) The final price is \$24,132.78, compared to the budgeted amount of \$36,000.00, a 33% savings of \$11867.22.

Mark Erickson of First Choice Properties feels very confident with Gregg's point-by-point analysis, so much so that he thinks we should use it as a guide in keeping our eye on the south side overhangs as well.

The overhang project will be on the agenda for the February 8 Board meeting. If you have any questions before then, please contact us.

Sincerely,

Seymour Sievert  
Managing Agent

SS:rl

Enclosure

WESTEC SECURITY  
DIALOG 2002

DATE OF INCIDENT: 02 14 96

OFFICER'S NAME: Troy F. Howerton PAGE #: 08

CLIENT NAME: First Choice Properties

NAME OF SECURITY CHARGE: Dianne Sandevald

ADDRESS: 113 Free Silver Ct.

Aspen, CO. 81611

DRIVERS LICENSE #: 95-1416-1140 STATE ISSUED: CO

OTHER IDENTIFICATION #: N/A

RESPONSE ADDRESS: 113 Free Silver Ct.

Aspen, CO. 81611

UNIT #: 113 ROOM #: \_\_\_\_\_ APT #:

NATURE OF INCIDENT:

OPEN-DOOR  LOCK-OUT  NOISE COMPLAINT  ALARM RESPONSE   
OPEN DOOR  UNLOCKED DOOR  UNSECURED WINDOW  OTHER  (EXPLAIN)

10-75 TO BASE: \_\_\_\_\_ 10-75 TO ALARM ADDRESS: \_\_\_\_\_

10-75 TO ALARM ADDRESS: 1725 10-74 FROM ALARM ADDRESS: 1725

DESCRIPTION OF INCIDENT:

Responded for a lock out.

\$25.00

"For ultimate security call 925-HELP"

500 West Main Street • Aspen, Colorado 81611 • (303) 925-4357

Fax (303) 920-3824 • (800) 541-2185

# CENTENNIAL OWNERS' ASSOCIATION

January 9, 1995

Scott & Deborah Lasser  
214 Free Silver Court  
Aspen, CO 81611

Re: Capital Improvements for Centennial Owners' Association

Dear Scott and Deborah:

This letter is in response to your inquiry regarding items which should be considered capital improvements in relation to the sale of your unit at Centennial.


The items and amounts listed below are what the Association has spent to date on capital improvements and major replacement and repairs since the complex was originally completed.

Mailbox Lights.....	\$ 1,120.00	(3/88)
Window Replacement.....	11,450.87	(2/89-10/93)
Adding Fire Extinguishers.....	4,345.98	(8/89)
Landscape Improvements.....	3,650.00	(5/90)
Exterior Repairs to Building.....	5,299.49	(7/90)
Exterior Utility Doors.....	9,728.00	(4/91)
Exterior Energy Lighting.....	1,783.99	(3/91)
Exterior Siding Repairs.....	37,462.94	(8/92)
Roof Overhang System (South side).	47,595.50	(6/93)
Roof Overhang System (North side).	21,719.50	(9/94-12/94)
Total.....	\$ 121,232.22	

Since your move in date was 8/21/94, only the roof overhang systems from above apply to your unit. The useful life of the systems is 20 years. The total square footage of the Centennial is 71,823 square feet; your unit is 455 square feet. Therefore, you are allocated 455/71823rds of the overhang systems, or 0.6335%. Your share of the south side overhang system is \$1.25 per month, for a total of \$25.00 for 20 months through January 1995. Your share of the north side overhang system is \$.57 per month, for a total of \$1.14 for 2 months through January. Your total share is \$26.14.

If you have other questions, please call us at 923-4488. You may also speak with Ken Mayle, sales agent, of the Aspen/Pitkin County Housing Office at 920-5050.

Sincerely,



Seymour Sievert  
Managing Agent

# CENTENNIAL OWNERS' ASSOCIATION

November 10, 1994

Chris Ridings  
221 Free Silver  
Aspen, CO 81611

Re: Capital Improvements for Centennial Owners' Association

Dear Chris:

This letter is in response to your inquiry regarding items which should be considered capital improvements in relation to the sale of your unit and/or the purchase of a unit at Centennial.

The items and amounts listed below are what the Association has spent to date on capital improvements. These are all items which have been added to the complex since it was originally completed.

Mailbox Lights.....	\$ 1,120.00	(3/88)
Adding Fire Extinguishers.....	4,345.98	(8/89)
Landscape Improvements.....	3,650.00	(5/90)
Exterior Repairs to Building.....	5,299.49	(7/90)
Exterior Utility Doors.....	9,728.00	(4/91)
Exterior Energy Lighting.....	1,783.99	(3/91)
Exterior Siding Repairs.....	37,462.94	(8/92)
Roof Overhang System.....	47,595.50	(6/93)
Roof Overhand System Downpayment..	10,246.32	(9/94)

Total.....\$ 121,232.22

The Housing Office will ascertain your percentage of ownership and will allocate these improvements accordingly.

The Replacement Reserve Fund cannot be calculated into your sale price. According to the Pitkin County Housing Authority Guidelines, Reserve Fund monies are not incorporated into the sales price of any units.

If you have any other questions or need further information, please do not hesitate to call us at 923-4488. You may also call the Aspen/Pitkin County Housing Authority Office at 920-5050 and speak with Ken Mayle, sales agent.

Sincerely,

Deborah J. Erickson  
Managing Agent

**CENTENNIAL OWNERS' ASSOCIATION  
BOARD OF MANAGERS MEETING  
SEPTEMBER 6, 1995**

**MINUTES**

**I. CALL TO ORDER.**

The meeting of the Board of Managers of the Centennial Owners' Association was called to order at 6:30 p.m. at 323 Free Silver Court by President Ed Cross. Other Board members in attendance were Michael Wampler, Martha Braunig, Fred Soyka, Marc Huley, and Patricia Crawford. Absent were Sonya Hoban and Carole Penn.

Also attending the meeting were Association member Amy Brownstein and Mark Erickson and Seymour Sievert of First Choice Properties & Management, Inc., the Association's managing agent.

The minutes of the meeting will be taken by Seymour Sievert.

**II. ROLL CALL.** It was determined that a quorum was present.

**III. APPROVAL OF MINUTES.** The minutes of the previous meeting of May 31, 1995 were approved.

**IV. FINANCIAL REPORT.** The financial report was presented by Seymour Sievert. The profit and loss statement has no unusual variances and is virtually on budget for the year-to-date.

**V. REPAIRS & MAINTENANCE REPORT.** Mark Erickson presented the repairs and maintenance report.

Striping parking lots. Mark talked with Kelly Lyon, the owner of Basalt Construction, regarding the seal coating/stripping project. Striping is scheduled for Wednesday, September 13, 1995. Mark and Kelly will both be at the Centennial to oversee the striping project.

**V. OLD BUSINESS.**

A. Trees/landscaping project. Mark Erickson presented a quote from Alpine Nursery of Boring, Oregon, whose prices for trees (5-6 foot blue spruce @ \$45.00), including shipping, were much less than any local vendors. We can fax them the order and must send payment prior to shipping.

The landscaping committee will review where to plant the trees and how many. In order to do this, two things are necessary: 1) find

the property line; and 2) know where the sprinkler system runs (perhaps obtain a blueprint). We must also be sure not to plant where snow plowing could harm the trees.

It would be best to plant trees in fall and lilac bushes in spring. Breaking ground this fall is dependent on receiving EPA approval. We must also determine how long it will take for digging; a machine likely will have to be rented.

B. Flower beds/weeding. A better job must be done on weeding, especially on Free Silver Court. The people doing the weeding need more direction and supervision. First Choice Properties will consider hiring people for Centennial only, or possibly subcontracting out the flower bed portion of landscaping.

C. Storage. First Choice Properties will red tag unauthorized storage items, including those on the grass areas, such as trailers, garbage bags, and junk. They will also red tag unauthorized vehicles. A letter will be sent to 314 Free Silver Court, a studio which has five vehicles and three dogs, and numerous unauthorized items in and around the unit.

## VI. NEW BUSINESS.

A. Williams Ranch. Amy Brownstein was at the meeting to discuss Williams Ranch. First Choice Properties will contact Hans Brucker and/or Tom Stevens, the project supervisor of the Williams Ranch Subdivision, regarding submitting a monthly update to the Centennial owners on the status and progress of Williams Ranch.

B. Kirkpatrick resignation. Snowdie Kirkpatrick submitted her written resignation from the Board of Managers. On motion duly made, seconded and unanimously approved, the Board appointed Stacy Buck to fill the director vacancy.

C. Parking lot lease. The Centennial Owners' Association ("lessor") and Centennial Community Management ("lessee") entered into a parking agreement, lease, and easement on March 16, 1986, whereby the lessee shall lease one third of the Teal Court parking lot at an annual fee of \$10.00 for a period of 99 years. Further, lessee is to pay one third of the repairs and maintenance of the Teal Court parking lot. Upon initial review of Association records, it appears that lessee has never paid a lease fee nor been charged for their share of repairs and maintenance.

Seymour Sievert of First Choice Properties will investigate further. He will have Fred Peirce, attorney for the Association, review the lease document, and render an opinion on breaking the lease. If we cannot break the lease, lessee will be billed for the annual lease fee as well as past snow removal and repairs and maintenance. After hearing from Fred, Seymour will review with



Fred Soyka of the Board.

D. Board of Managers meeting. The next meeting of the Board of Managers was scheduled for Wednesday, November 8, 1995, at 6:30 p.m. at 323 Free Silver Court.

E. Annual Association meeting. The annual Association meeting was scheduled for Wednesday, December 6, 1995, at 7:00 p.m. at the Pitkin County Library.

**VII. ADJOURNMENT.** There being no further business to conduct, the meeting was adjourned.

Respectfully submitted,

---

Frederick Soyka  
Secretary

October 29, 1997

Dear Centennial Owners,

In order to gain better control over our parking problems, Centennial Community Management, Inc. (CCMI), the managing agent for the rental units, will begin a parking program within the rental unit parking areas. Kim Keilin, Bert Przybylski, and Curt Larson are the CCMI employees that will be overseeing the program.

We are in a similar situation with the Owners' Association concerning the increased demand for parking and problems relating to parking at Centennial. Our solution to these concerns is to require that ALL vehicles be registered with us in our Management Office. We are also requiring that all guests register with us using a temporary hang tag system.

As you may be aware, the rental units have a lease arrangement with the Owners' Association for specific parking spaces on Teal Court. This lease agreement was drawn up during the development of Centennial. It only serves Teal Court since Teal Court serves both owner and rental units. First Choice Properties and the Owners' Association has set up signs defining the leased spaces for the rental units, setting them apart from the owner spaces. Please take the time to look for these signs and orient yourself to their location.

We ask for your cooperation in not using the rental areas for your parking needs. If this becomes problematic, we may need to insist on total segregated parking and to enforce it through booting and/or towing the offending vehicles (at owners expense). Please inform all your guests of this policy so they can comply also. We want you to all be informed so we can all be good neighbors.

If you have any questions please call and speak with us. Thank you in advance for your cooperation!

Centennial Community Management, Inc.  
100 Luke Short Court  
Aspen, Colorado 81611  
925-1876 Telephone  
920-2691 Faxline

P. O. Box 5121  
Aspen, Colorado 81612

7 May 1996

Mr. Jeff Potter, Assoc. Manager  
First Choice Properties  
P. O. Box 6028  
Snowmass Village, Colorado 81615

Dear Mr. Potter:

This letter addresses response to your certified letter to me of recent, undated (?), regarding application of plexi-glass panels to the open roof overhanging the deck of my unit at 414 Free Silver Court. I have a few thoughts I wish to share with you as property manager and with our respected Board of Managers, whom I am sure do their best to interpret the By-Laws of Centennial Condominiums.

Enclosed please find copies of my original formal letter of request to install plexi-glass and the Minutes of the Board Meeting where-by authorization was officially granted. This procedure was in compliance with the rule requiring approval for any exterior changes to my unit area. It was granted.

To single out owners who have at their own out-of-pocket expense installed plexi-glass, both as a safety measure for insurance purposes -- as well as to comply with the Board of Managers' ruling of recent years requiring lower level unit owners to clear the deck attached to their unit of all snow after each snowfall. To clear the deck of 1-2 feet of snow falling naturally on each deck is realistic. However, to require owners, who acquired decks only because they purchased lower level units, to assume full responsibility to clear the deck of the additional accumulation of snow (often a total of 4-5 feet of heavy compressed snow) that has slid off of two large common area roofs is both unreasonable and absurd. Removal of snow falling from common roofs should clearly be an Association expense --- as all owners share interest and expense regarding common elements. As lower deck owners, we were indeed negligent to allow this ruling to be made by five or six owners. There clearly was a problem, but the resolution was short-sighted and unfair to those of us burdened with the responsibility to clear snow for upper level unit owners -- who legally share ownership of the roofs from which the snow falls. When a roof leaks, will the owner directly beneath it whose unit is experiencing the immediate damage be personally billed the expense of the repair? Of course not. The plexi-glass solution was born directly from this ridiculous ruling and undertaken by responsible owners trying to live with it.

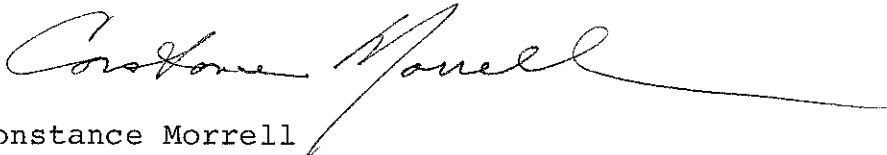
In your letter you address but one aspect of an 11 year old property that is beginning to show many serious signs of wear and tear. We must all remember that Centennial was a project designed to have been built in Israel --- not the Rocky Mountains of Colorado. The design of lower decks was inappropriate for our climate, and it is

now time to consult with engineers concerning a suitable design to deal with the issue of massive snow and weight. These decks were originally constructed of materials and with quality of workmanship that was mediocre at best. We need to allocate funds from that reserve fund, into which we have all dearly paid since 1985, to rebuild all original lower decks over a period of time. This may well be a four to five year project, but the time has come to address this issue solidly to maintain the well-being of all Centennial buildings, the overall attractive and uniform appearance and ultimately their resale value.

I personally walked the Centennial property to inspect all lower decks, and found without exception that all original decks are in dire need of structural repair or replacement. They were never intended to bear the burden of Rocky Mountain winters, and if I recall correctly, it was our insurance company who after the first winter season required lower deck owners to elect either a solid roof or iron grate for sake of liability. Individual owners are not at fault for something that was never right from the start. Let us consider a long term and uniform solution to this problem .... and ownership at large will win down the road.

Should you wish to talk to me further regarding this issue, or the manner in which it is being handled, I will be back in Aspen after July 3. Thank you for your time to hear the opinion of one owner.

Yours truly,



Constance Morrell

:cm  
enc.

414 Free Silver Court

(970) 925-1656  
(970) 925-9500 Ext. 323

MINUTES OF THE MONTHLY BOARD MEETING

October 27, 1993

CENTENNIAL OWNERS' ASSOCIATION/ BOARD OF MANAGERS MEETING

I. Meeting called to order at 7:05pm

A. Quorum established by role call:

Mona Kochaver  
Bret Cook  
Michael Wampler  
Ed Cross  
Marc Huley  
Patricia Stauth  
Snowdie Kirkpatrick

B. Other Assoc. members attending: Jeanette Birk

II. Old Business/New Business.

A. Carole Penn's re-requested reimbursement for windows which she personally contracted to be installed. The total amount was \$466.96. MW made motion, BC second, all in favor. Kim will reimburse Carole \$466.96 by check.

B. Connie Morrell requests in a letter, for Board permission to install (by Elmer Glass) a plexiglass or tempered glass awning over her lower deck area. The Board approved this request.

C. Jeanette Birk requested to install a "gutter system" on the lower deck roofing of her condo. After explanation and discussion, a motion was made and seconded, with the understanding that Bert would review and accept the plans with Jeanette's contractor. BC made the motion, SK second, all in favor.

D. The rental agreements between Alan Laidman and his tenant was discussed. The Aspen/Pitkin County Housing Office is involved and explaining the regulations to Laidman, etc.. Kim will keep in contact with the Housing Office to be sure that Laidman is following rules.

E. Terry Hutchison was also briefly discussed concerning her absence. And Werner Merkel was discussed concerning his alleged rental (Bert heard from his neighbors that he was leaving and renting for the winter months). The Board discussed having Tom Baker attend the Annual meeting and discuss the regulations concerning leave of absence, etc.. They would also like a generalized letter sent to all owners to explain the agreements.

F. Snowdie Kirkpatrick verbally requested that she be allowed to install a pelxi-glass or tempered glass awning over her lower deck grate. All in favor.

19 October 1993

TO: The Board of Managers  
Centennial Owners Association

I would like to request formal approval to install a plexiglas cover over the open grate work above my lower level deck. The project will be done by Elmers Glass using four panels, in the same style that previous decks have been done.

Thank you for your assistance. If possible I would like to schedule to work to be done next week before the heavy snow sets in.

Respectfully,



Connie Morrell

414 Free Silver Court  
Unit D-105

(303) 925-1656

(303) 925-9500 Ext.323

*approved monthly meeting*