

**BASE VILLAGE METROPOLITAN DISTRICT NO. 1**  
REGULAR MEETING  
(VIA TELECONFERENCE)  
Wednesday, September 20, 2023, at 1:00 PM

*This meeting will be held via teleconferencing and can be joined through the following directions:*

Join Zoom Meeting

<https://us06web.zoom.us/j/83073396978?pwd=TUXnuh2JiYYhspzq2sZMa5Nz4taM3G.1>

Meeting ID: 830 7339 6978

Passcode: 202147

**BOARD MEMBERS**

District No. 1	
Andy Gunion, President	May 2027
Charlie Singer, Treasurer	May 2025
Ian Stuart, Assistant Secretary	May 2027
Dawn Blasberg, Secretary	May 2025
Vacant	May 2027

**AGENDA**

1. Call to Order
2. Declaration of Quorum
3. Director Conflict of Interest Disclosures
4. Approval of Agenda
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
6. Approval of Minutes from June 14, 2023 Meeting
7. Legal Matters
8. Financial Matters
  - a. Financial Schedules/Payables Review
9. Management
  - a. Conference Center Report
    - i. Conference Center Remodel
    - ii. Easement to Capitol Peak
  - b. Parking Garage Report
    - i. Discuss Public Garage Rates
  - c. Transit Center Update
10. Other Business
  - a. Next Meeting –November 15, 2023
11. Executive Session (if needed)
12. Adjourn

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BASE VILLAGE METROPOLITAN DISTRICT NO. 1

Held: Wednesday, June 14, 2023, at 1:00 p.m. via teleconference

Attendance

The regular meeting of the Board of Directors of Base Village Metropolitan District No. 1 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Charlie Singer  
Dawn Blasberg

Also present were Trisha K. Harris, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Kelly Brockett, Cameron Murray, and Jeff Skagen, Snowmass Mountain Lodging, District Managers; Jon Erickson, Marchetti & Weaver, District Accountant; Scott Williams, Vangel Yurukov, Andy Gunion and Vessy Minkova East West Partners; and Ian Stuart, Aspen Ski Company.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Mr. Singer called the meeting to order at 1:03 p.m.

Conflict of Interest Disclosures

Ms. Harris advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Harris inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Appointment of Andy Gunion and Ian Stuart

The Board considered appointments to fill vacancies. Following discussion, upon motion duly made and seconded, the Board unanimously determined to appoint Andy Gunion and Ian Stuart to

fill vacancies on the Board. Oaths were administered.

Election of Officers

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Gunion as President, Director Singer as Treasurer, Director Blasberg as Secretary and Director Stuart as Assistant Secretary.

Approval of Agenda

Ms. Harris presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.

Public Comment

None.

Consent Agenda

Ms. Harris reviewed the items on the consent agenda with the Board. Ms. Harris advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Minutes from the March 15, 2023 Meeting

Legal Matters

None

Financial Matters

Financial  
Schedules/Payables Review

Mr. Erickson presented the financials to the Board of Directors. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financial schedules and payables.

2022 Audit

Mr. Erickson presented the 2022 Audit and noted that the auditor expressed a clean opinion. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the 2022 Audit.

Management

Conference Center Report

Ms. Brockett presented the report on the Conference Center bookings. Mr. Gunion requested that the report be reformatted to include a column showing income to be received by the District, and to show a comparison of bookings for the current year compared to 2022. It was noted that bookings for the summer are impacted due to the renovations currently taking place.

Conference Center Remodel

The Board originally approved up to \$150,000 for carpet and artwork in addition to the cost for the new doors approved in 2022. The carpet

cost ended up coming in higher than anticipated.

In relation to the cost for installing the wall and door by the elevator, Mr. Gunion suggested approaching the Capitol Peak Board to contribute to the cost because the wall is needed to secure the Conference Center due to access being afforded to Capitol Peak owners and guests which has resulted by allowing them special use of the elevator.

Mr. Erickson questioned whether the District should be responsible for the doors, or if those are the responsibility of Capitol Peak. Ms. Harris will research.

The doors were removed from the list pending clarification on whether the District or Capitol Peak is responsible. Separation wall and doors also removed from the list pending discussion with Capitol Peak for funding of those.

Following discussion, upon a motion duly made and seconded, the Board approved additional funding of the project not to exceed \$45,000.

#### Parking Garage Report

Ms. Brockett presented the Parking Garage Report to the Board of Directors. The Board requested Ms. Brockett provide certain metrics related to the use of the parking garage to assist the Board in determining parking rates for the next year. The Board may need to call a special meeting ahead of the September 20, 2023, meeting.

#### Transit Center Update

Ms. Brockett presented the Transit Center Update to the Board of Directors and noted that there are still issues with the escalator and Ms. Brockett is working on getting the issues addressed.

#### Other Business

#### Next Meeting

The next meeting is scheduled for September 20, 2023.

#### Executive Session (if needed)

None.

Adjourn

There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting at 2:06 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

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Secretary for the Meeting

The foregoing minutes were approved on the 20th day of September, 2023.

**BASE VILLAGE METRO DISTRICT #1**  
**COMBINED BALANCE SHEET/STATEMENT OF NET POSTION**  
**08/31/23**

	2022	2023			<u>Total</u>
	<u>Total</u>	<u>General Fund</u>	<u>Capital Projects</u>	<u>Capital Assets &amp; LT Debt</u>	
<b>ASSETS</b>					
CASH - US BANK CHECKING	466,177	159,500			159,500
CASH - ALPINE BANK CHECKING	733,865	192,010			192,010
CASH - CSAFE	87,071	2,696			2,696
CASH - PETTY CASH	6,000	1,500			1,500
POOLED CASH	0	(331)	331		0
<b>TOTAL CASH</b>	<b>1,293,113</b>	<b>355,375</b>	<b>331</b>	<b>0</b>	<b>355,706</b>
ACCOUNTS RECEIVABLE	127,683	132,090			132,090
DUE FROM DISTRICT #2	9,480	0			0
DUE FROM COUNTY TREASURER	5,384	696			696
PROPERTY TAXES RECEIVABLE	1,119,765	(237)			(237)
PREPAID EXPENSES	326,010	0			0
PROPERTY AND EQUIPMENT	82,625,288			18,988,771	18,988,771
<b>TOTAL ASSETS</b>	<b>85,506,723</b>	<b>487,924</b>	<b>331</b>	<b>18,988,771</b>	<b>19,477,026</b>
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE	0				0
ACCOUNTS PAYABLE	869,883	144,037			144,037
DUE TO DISTRICT #2	328,570	324,450			324,450
DEVELOPER ADVANCE PAYABLE	5,079,648			1,667,784	1,667,784
INFRASTRUCTURE ACQUISITION PAYBL	17,929,768			4,482,442	4,482,442
ACCRUED INTEREST PAYABLE	21,190,020			6,568,812	6,568,812
<b>TOTAL LIABILITIES</b>	<b>45,397,889</b>	<b>468,487</b>	<b>0</b>	<b>12,719,038</b>	<b>13,187,525</b>
<b>DEFERRED INFLOWS</b>					
DEFERRED PROP TAX REV	1,119,765	(237)			(237)
<b>NET POSITION</b>					
NET INVESTED IN CAPITAL ASSETS	82,625,288			18,988,771	18,988,771
AMT PROVIDE FOR LONG-TERM DEBT	(44,199,436)			(12,719,038)	(12,719,038)
FUND BALANCE	563,218	19,674	331		20,005
<b>TOTAL FUND EQUITY</b>	<b>38,989,070</b>	<b>19,674</b>	<b>331</b>	<b>6,269,733</b>	<b>6,289,738</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND EQUITY</b>	<b>85,506,723</b>	<b>487,924</b>	<b>331</b>	<b>18,988,771</b>	<b>19,477,026</b>

**BASE VILLAGE METRO DISTRICT #1  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

Printed: 09/14/23

All Funds Combined Summary		2022	2023 ANNUAL		2023 YTD			
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
	<b>REVENUES:</b>							
	Total Assessed Value	6,205,670	6,111,430		6,111,430			
	Mill Levy Rate - General	43.500	43.500		43.500			
	Property Taxes - General Fund	270,188	265,847	0	265,847	265,906	265,847	59
	SO Taxes - General Fund	10,328	9,305	0	9,305	5,534	5,066	468
	Contribution from BVMD #2	0	262,028	(262,028)	0	0	254,167	(254,167)
	Miscellaneous & Other	22,747	150	14,231	14,381	14,329	100	14,229
	Parking Garage Revenues	790,329	749,840	125,160	875,000	686,191	584,876	101,316
	Conference Center Revenues	25,000	15,000	55,000	70,000	56,201	10,000	46,201
	Transit Center Revenues	0	0	0	0	0	0	0
	Capital Fund Revenues	0	0	0	0	0	0	0
	<b>TOTAL REVENUES</b>	<b>1,118,592</b>	<b>1,302,170</b>	<b>(67,637)</b>	<b>1,234,533</b>	<b>1,028,161</b>	<b>1,120,056</b>	<b>(91,895)</b>
		=	=	=	=	=	=	=
	<b>EXPENDITURES:</b>							
	General and Administrative	174,457	265,802	70,443	195,360	147,136	196,716	49,579
	Parking Garage	605,229	634,279	(35,757)	670,036	501,777	472,524	(29,253)
	Conference Center	193,850	365,754	(23,883)	389,637	240,276	251,069	10,794
	Transit Center	320,878	346,512	(227)	346,739	218,600	234,736	16,136
	Capital	6,093	0	(227,240)	227,240	227,240	0	(227,240)
	<b>TOTAL EXPENDITURES</b>	<b>1,300,508</b>	<b>1,612,347</b>	<b>(216,665)</b>	<b>1,829,012</b>	<b>1,335,029</b>	<b>1,155,045</b>	<b>(179,984)</b>
		=	=	=	=	=	=	=
	<b>EXCESS REVENUES OVER EXPEND</b>	<b>(181,916)</b>	<b>(310,177)</b>	<b>(284,302)</b>	<b>(594,479)</b>	<b>(306,867)</b>	<b>(34,988)</b>	<b>(271,879)</b>
	Other Financing Sources	300,000	310,177	102,761	412,939	125,000	0	125,000
	Other Financing Uses							
	<b>Combined Fund Balances - Beginning</b>	<b>83,788</b>	<b>20,175</b>	<b>181,698</b>	<b>201,872</b>	<b>201,872</b>	<b>20,175</b>	<b>181,698</b>
	<b>Combined Fund Balances - End</b>	<b>201,872</b>	<b>20,175</b>	<b>157</b>	<b>20,331</b>	<b>20,005</b>	<b>(14,814)</b>	<b>34,818</b>

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

**BASE VILLAGE METRO DISTRICT #1  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

Printed: 09/14/23

General Fund		2022	2023 ANNUAL			2023 YTD		
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
	<b>GENERAL REVENUES:</b>							
	Assessed Value - BVMD #1	6,205,670	6,111,430	-8%	6,111,430			
	Assessed Value - BVMD #2	48,958,180	46,958,440	6%	46,958,440			
	Mill Levy Rate - BVMD #1	43.500	43.500		43.500			
	Property Taxes Levied - BVMD #1	269,947	265,847		265,847			
1-4000	Property Taxes	270,188	265,847	0	265,847	265,906	265,847	59
1-4010	Specific Ownership Tax	10,328	9,305	0	9,305	5,534	5,066	468
1-4100	Interest Income	202	150	0	150	98	100	(2)
	Parking Garage Revenues	790,329	749,840	125,160	875,000	686,191	584,876	101,316
	Conference Center Revenues	25,000	15,000	55,000	70,000	56,201	10,000	46,201
	Transit Center Revenues	0	0	0	0	0	0	0
1-4110	Contribution from BVMD #2	0	262,028	(262,028)	0	0	254,167	(254,167)
1-4200	Other	22,545	0	14,231	14,231	14,231	0	14,231
	<b>TOTAL GENERAL REVENUES</b>	<b>1,118,592</b>	<b>1,302,170</b>	<b>(67,637)</b>	<b>1,234,533</b>	<b>1,028,161</b>	<b>1,120,056</b>	<b>(91,895)</b>

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BASE VILLAGE METRO DISTRICT #1								
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE								
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED								
Printed: 09/14/23								
General Fund (Continued)		2022	2023 ANNUAL			2023 YTD		
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
	<b>EXPENDITURES:</b>							
	<b>General and Administrative</b>							
1-5100	Accounting - District #1	35,624	38,150	0	38,150	25,015	25,433	419
1-5101	Accounting - District #2	0	29,500	29,500	0	0	19,667	19,667
1-5110	Administrative Fee	38,008	42,569	(900)	43,469	21,884	24,832	2,947
1-5120	Audit - District #1	7,600	8,400	0	8,400	8,400	8,400	0
1-5121	Audit - District #2	0	6,500	6,500	0	0	6,500	6,500
1-5130	Bank Service Charges	540	1,000	0	1,000	910	667	(243)
1-5140	Elections	0	0	0	0	0	0	0
1-5150	Insurance - District #1	50,765	55,842	(4,807)	60,649	60,649	55,842	(4,807)
1-5151	Insurance - District #2	0	5,150	5,150	0	0	5,150	5,150
1-5160	Legal - District #1	28,432	30,000	0	30,000	16,937	20,000	3,063
1-5170	Legal - District #2	0	25,000	25,000	0	0	16,667	16,667
1-5171	Legal - District #2 PUD Amendment	0	0	0	0	0	0	0
1-5180	Miscellaneous	0	0	0	0	0	0	0
1-5190	Utilities	(11)	400	0	400	58	267	208
1-5200	Treasurer's Fees - Pitkin County	13,500	13,292	0	13,292	13,283	13,292	9
	Contingency		10,000	10,000	0		0	0
	<b>Total General &amp; Administrative</b>	<b>174,457</b>	<b>265,802</b>	<b>70,443</b>	<b>195,360</b>	<b>147,136</b>	<b>196,716</b>	<b>49,579</b>
	Parking Garage Expenditures	605,229	634,279	(35,757)	670,036	501,777	472,524	(29,253)
	Conference Center Expenditures	193,850	365,754	(23,883)	389,637	240,276	251,069	10,794
	Transit Center Expenditures	320,878	346,512	(227)	346,739	218,600	234,736	16,136
	<b>TOTAL EXPENDITURES</b>	<b>1,294,415</b>	<b>1,612,347</b>	<b>10,575</b>	<b>1,601,772</b>	<b>1,107,789</b>	<b>1,155,045</b>	<b>47,256</b>
	<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(175,823)</b>	<b>(310,177)</b>	<b>(57,062)</b>	<b>(367,239)</b>	<b>(79,627)</b>	<b>(34,988)</b>	<b>(44,639)</b>
	<b>OTHER FINANCING SOURCES (USES):</b>							
	Developer Advance	300,000	310,177	102,761	412,939	125,000	0	125,000
1-9050	Transfers in (out)	(6,250)	0	(227,240)	(227,240)	(227,240)	0	(227,240)
	Shortfall Payment to BVMD #2		0	0	0			
	<b>TOTAL OTHER FINANCING</b>	<b>293,750</b>	<b>310,177</b>	<b>(124,479)</b>	<b>185,699</b>	<b>(102,240)</b>	<b>0</b>	<b>(102,240)</b>
	<b>Surplus(Deficit) w/ Othr Fin Sources</b>	<b>117,927</b>	<b>0</b>	<b>(181,541)</b>	<b>(181,541)</b>	<b>(181,867)</b>	<b>(34,988)</b>	<b>(146,879)</b>
37001	FUND BALANCE - BEGINNING	83,614	20,000	181,541	201,541	201,541	20,000	181,541
	<b>FUND BALANCE - END</b>	<b>201,541</b>	<b>20,000</b>	<b>(0)</b>	<b>20,000</b>	<b>19,674</b>	<b>(14,988)</b>	<b>34,662</b>

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

BASE VILLAGE METRO DISTRICT #1								
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE								
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED								
Printed: 09/14/23								
Capital Projects Fund		2022	2023 ANNUAL			2023 YTD		
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
	<b>REVENUE:</b>							
			0	0	0		0	0
	<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>EXPENDITURES:</b>							
	Capital Outlay		0	0	0		0	0
	Conference Center Capital	6,093		(227,240)	227,240	227,240	0	(227,240)
	<b>TOTAL EXPENDITURES</b>	<b>6,093</b>	<b>0</b>	<b>(227,240)</b>	<b>227,240</b>	<b>227,240</b>	<b>0</b>	<b>(227,240)</b>
	<b>Excess Rev Over (Under) Exp</b>	<b>(6,093)</b>	<b>0</b>	<b>(227,240)</b>	<b>(227,240)</b>	<b>(227,240)</b>	<b>0</b>	<b>(227,240)</b>
	<b>OTHER FINANCING SOURCES (USES):</b>							
3-9050	Transfer From (To) General Fund	6,250	0	227,240	227,240	227,240	0	227,240
	<b>TOTAL OTHER FINANCING</b>	<b>6,250</b>	<b>0</b>	<b>227,240</b>	<b>227,240</b>	<b>227,240</b>	<b>0</b>	<b>227,240</b>
	<b>Surplus(Deficit) w/ Othr Fin Sources</b>	<b>157</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
37004	FUND BALANCE - BEGINNING	175	175	157	331	331	175	157
	<b>FUND BALANCE - END</b>	<b>331</b>	<b>175</b>	<b>157</b>	<b>331</b>	<b>331</b>	<b>175</b>	<b>157</b>

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BASE VILLAGE METRO DISTRICT #1								
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE								
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED								
Printed: 09/14/23								
PARKING GARAGE		2022	2023 ANNUAL			2023 YTD		
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
	<b>REVENUES:</b>							
1-4300	Parking Garage Revenues	790,329	749,840	125,160	875,000	686,191	584,876	101,316
	<b>TOTAL REVENUES</b>	<b>790,329</b>	<b>749,840</b>	<b>125,160</b>	<b>875,000</b>	<b>686,191</b>	<b>584,876</b>	<b>101,316</b>
	<b>EXPENDITURES:</b>							
1-5500	Administrative Expenses	0	0	0	0	0	0	0
1-5510	Advertising & Promo	0	200	0	200	0	131	131
1-5520	CC & Banking Fees	33,896	41,115	(11,385)	52,500	43,048	32,070	(10,978)
1-5530	Contract Services	15,280	10,000	(22,239)	32,239	32,239	5,000	(27,239)
1-5540	Electrical Contractor	0	500	0	500	0	333	333
1-5550	Equipment	14,633	5,000	(2,133)	7,133	7,133	3,333	(3,799)
1-5560	Garage Attendent Labor	106,373	102,504	0	102,504	80,671	87,128	6,457
1-5570	HOA Assessments	364,064	404,811	0	404,811	303,612	303,608	(4)
1-5580	Management Fee	70,984	70,149	0	70,149	35,074	40,920	5,846
	<b>TOTAL EXPENDITURES</b>	<b>605,229</b>	<b>634,279</b>	<b>(35,757)</b>	<b>670,036</b>	<b>501,777</b>	<b>472,524</b>	<b>(29,253)</b>
	<b>PARKING GARAGE SURPLUS (DEFICIT)</b>	<b>185,100</b>	<b>115,561</b>	<b>89,403</b>	<b>204,964</b>	<b>184,414</b>	<b>112,351</b>	<b>72,063</b>

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BASE VILLAGE METRO DISTRICT #1								
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE								
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED								
Printed: 09/14/23								
CONFERENCE CENTER		2022	2023 ANNUAL			2023 YTD		
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
1-4310	<b>REVENUES:</b>							
	Conference Center Rental Revenue	25,000	15,000	55,000	70,000	56,201	10,000	46,201
	<b>TOTAL REVENUES</b>	<b>25,000</b>	<b>15,000</b>	<b>55,000</b>	<b>70,000</b>	<b>56,201</b>	<b>10,000</b>	<b>46,201</b>
	<b>EXPENDITURES:</b>							
1-6120	Accounting Expenses		20,000	0	20,000	10,000	11,667	1,667
1-6000	Administrative Expenses	0	300	0	300	0	200	200
1-6010	Alsco Mats	1,192	1,200	(3,640)	4,840	4,264	800	(3,464)
1-6125	Credit Card Fees		0	(500)	500	35	0	(35)
	Equipment & Repairs	0	0	0	0		0	0
1-6020	HOA Assessments	68,215	150,077	0	150,077	108,829	112,558	3,728
1-6130	Housekeeping	6,464	20,598	0	20,598	8,081	13,732	5,652
1-6030	Maintenance	10,097	14,976	(3,024)	18,000	16,246	8,736	(7,510)
1-6040	Maintenance Supplies	2,819	2,100	(900)	3,000	2,754	1,400	(1,354)
1-6050	Management Fee	16,835	24,300	(23,700)	48,000	33,742	14,175	(19,567)
1-6140	Marketing Expenses	2,549	15,000	0	15,000	0	10,000	10,000
	Operational Supplies		2,000	0	2,000		1,000	1,000
1-6060	Outside Vendor	830	4,800	(3,450)	8,250	7,860	3,200	(4,660)
1-6070	Security	9,555	9,464	0	9,464	4,914	6,309	1,395
1-6080	Utilities - Central Plant & Gas	28,659	61,331	11,331	50,000	14,941	40,887	25,947
1-6090	Utilities - Electricity	19,106	19,303	0	19,303	11,168	12,869	1,701
1-6100	Utilities - TV & Internet	2,033	3,798	0	3,798	2,091	2,532	441
1-6110	Utilities - Water & Sanitation	25,495	16,507	0	16,507	15,351	11,005	(4,346)
	<b>TOTAL EXPENDITURES</b>	<b>193,850</b>	<b>365,754</b>	<b>(23,883)</b>	<b>389,637</b>	<b>240,276</b>	<b>251,069</b>	<b>10,794</b>
	<b>CONFERENCE CENTER SURPLUS (DEF)</b>	<b>(168,850)</b>	<b>(350,754)</b>	<b>31,117</b>	<b>(319,637)</b>	<b>(184,075)</b>	<b>(241,069)</b>	<b>56,995</b>

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

BASE VILLAGE METRO DISTRICT #1								
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE								
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED								
Printed: 09/14/23								
TRANSIT CENTER		2022	2023 ANNUAL			2023 YTD		
Account No.		Cal Yr Audited Actual	Cal Yr Adopted Budget	Variance Favorable (Unfavor)	Cal Yr 2022 Forecast	Ended 08/31/23 Actual	Ended 08/31/23 Budget	Variance Favorable (Unfavor)
1-4320	<b>REVENUES:</b>							
	Transit Center Revenue	0	0	0	0	0	0	0
	<b>TOTAL REVENUES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>EXPENDITURES:</b>							
1-7000	Administrative Expenses	0	0	0	0	0	0	0
1-7010	AlSCO Mats	2,755	3,246	0	3,246	1,960	2,164	204
1-7020	Doors	0	2,500	0	2,500	0	950	950
1-7030	Elevator/Escalator	26,731	33,130	0	33,130	32,543	33,130	587
1-7160	HOA Assessments	13,592	15,412	(227)	15,639	15,639	11,559	(4,080)
1-7040	Housekeeping	131,924	134,026	0	134,026	82,541	89,351	6,810
1-7045	Housekeeping Supplies	4,351	5,600	0	5,600	1,191	3,267	2,076
1-7050	Maintenance	14,615	14,986	0	14,986	8,629	8,742	113
1-7060	Maintenance Supplies	663	3,500	0	3,500	3,006	3,500	494
1-7070	Management Fee	23,545	22,175	0	22,175	11,087	12,935	1,848
1-7080	Outside Vendor	0	750	0	750	0	375	375
1-7090	Security	17,934	18,928	0	18,928	9,828	11,041	1,213
1-7100	Telephone	2,259	2,688	0	2,688	1,494	1,792	298
1-7110	Traffic Control	18,914	30,030	0	30,030	17,684	18,018	334
1-7120	Transit Lane Clearing	31,443	21,388	0	21,388	13,616	12,476	(1,140)
1-7130	Utilities - Central Plant & Gas	30,063	35,130	0	35,130	18,668	23,420	4,752
1-7140	Utilities - Electricity	0	0	0	0	0	0	0
1-7150	Utilities - Water & Sanitation	2,089	3,023	0	3,023	712	2,015	1,303
	<b>TOTAL EXPENDITURES</b>	<b>320,878</b>	<b>346,512</b>	<b>(227)</b>	<b>346,739</b>	<b>218,600</b>	<b>234,736</b>	<b>16,136</b>
	<b>TRANSIT CENTER SURPLUS (DEFICIT)</b>	<b>(320,878)</b>	<b>(346,512)</b>	<b>(227)</b>	<b>(346,739)</b>	<b>(218,600)</b>	<b>(234,736)</b>	<b>16,136</b>

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

BASE VILLAGE METROPOLITAN DISTRICT #1  
August 31, 2023 Accounts Payable

DATE	PAYEES	AMOUNT	DESCRIPTION	APPROVED BY
CHECKS TO BE RATIFIED				
6/1/2023	Black Hills Energy	257.65	Natural Gas	Autopay
6/6/2023	CenturyLink	213.85	Telephone Service	Autopay
6/14/2023	Base Village Co., Inc.	8,206.60	Central Plant & Water/Sewer	Murray & Singer
6/14/2023	Capitol Peak Lodge Condo Assc, Inc.	9.42	Commercial Operating & Capital Reserve Assessments	Murray & Singer
6/14/2023	Intrcomm Technology, Inc.	75.00	Website Hosting	Murray & Singer
6/14/2023	Karen Scott Fischer	50,000.00	CC Design Services/Remodel	Murray & Singer
6/14/2023	Mountain Pest Control, Inc.	70.00	Pest Control	Murray & Singer
6/14/2023	One Snowmass HOA	7,819.68	HOA Assessments	Murray & Singer
6/14/2023	Snowmass Mountain Lodging	6,214.50	District Management Fees	Murray & Singer
6/14/2023	Sopris Engineering, LLC	21,813.70	Garage Drainage Plan	Murray & Singer
6/14/2023	The Toledo Ticket Co.	2,235.06	SkiData Equipment & Shipping	Murray & Singer
6/14/2023	White Bear Ankele Tanaka & Waldron	949.33	Legal Fees	Murray & Singer
6/20/2023	AlSCO	275.45	Door Mats	Murray & Singer
6/20/2023	Mountain Pest Control, Inc.	70.00	Pest Control	Murray & Singer
6/20/2023	Windcave Inc.	110.00	Parking Garage System Fees	Murray & Singer
6/21/2023	Base Village Co., Inc.	7,492.73	Central Plant & Water/Sewer	Murray & Singer
6/21/2023	Fiscal Focus Partners, LLC	8,400.00	2022 Audit	Murray & Singer
6/21/2023	IntrcommTechnology, Inc.	75.00	Website Hosting	Murray & Singer
6/21/2023	Marchetti & Weaver, LLC	4,178.64	Accounting Fees	Murray & Singer
6/21/2023	Snowmass Mountain Lodging	3,768.10	District Management Fees	Murray & Singer
6/21/2023	White Bear Ankele Tanaka & Waldron	1,076.36	Legal Fees	Murray & Singer
6/21/2023	Comcast	309.85	Cable & Internet - Conference Center	Autopay
6/23/2023	Capitol Peak Lodge Condo Assc, Inc.	35,804.93	Commercial Operating & Capital Reserve Assessments	Murray & Singer
6/23/2023	One Snowmass HOA	3,909.84	HOA Assessments	Murray & Singer
6/29/2023	Holy Cross Energy	1,424.90	Electricity	Autopay
7/3/2023	Black Hills Energy	153.00	Natural Gas	Autopay
7/11/2023	CenturyLink	213.85	Telephone Service	Autopay
7/20/2023	AlSCO	498.34	Door Mats	Murray & Singer
7/20/2023	Base Village Co., Inc.	5,712.95	Central Plant & Water/Sewer	Murray & Singer
7/20/2023	essedesign	5,319.50	CC Signage, Design, Fabrication & Installation	Murray & Singer
7/20/2023	Intrcomm Technology, Inc.	75.00	Website Hosting	Murray & Singer
7/20/2023	Karen Scott Fischer	42,000.00	CC Design Services/Remodel	Murray & Singer
7/20/2023	Mountain Painting and Drywall, Inc.	9,297.00	CC Painting	Murray & Singer
7/20/2023	Mountain Pest Control, Inc.	70.00	Pest Control	Murray & Singer
7/20/2023	Snowmass Mountain Lodging	70,793.18	District Management Fees	Murray & Singer
7/20/2023	The Village Locksmith	449.42	CC Keys & Copies	Murray & Singer
7/20/2023	White Bear Ankele Tanaka & Waldron	5,380.21	Legal Fees	Murray & Singer
7/21/2023	Comcast	309.85	Cable & Internet - Conference Center	Autopay
7/24/2023	BV Garage Condo Assn, Inc.	101,206.97	HOA Garage Dues	Murray & Singer
7/28/2023	SKIDATA	1,005.00	Garage Equipment Repairs	Murray & Singer
7/28/2023	Holy Cross Energy	1,300.62	Electricity	Autopay
8/2/2023	AlSCO	123.61	Door Mats	Murray & Singer
8/7/2023	Alarm Doctors	7,000.00	Deposit for Security Cameras	Murray & Singer
8/7/2023	AlSCO	183.86	Door Mats	Murray & Singer
8/7/2023	Intrcomm Technology, Inc.	75.00	Website Hosting	Murray & Singer
8/7/2023	Mountain Pest Control, Inc.	70.00	Pest Control	Murray & Singer
8/7/2023	Windcave Inc.	296.34	Parking Garage System Fees	Murray & Singer
8/18/2023	Snowmass Mountain Lodging	88,067.20	District Management Fees	Murray & Singer
8/18/2023	Sopris Engineering, LLC	560.50	Jetting Project	Murray & Singer
8/23/2023	Snowmass Mountain Lodging	25,549.30	District Management Fees	Murray & Singer
TOTAL ACCOUNTS PAYABLE		<u>530,471.29</u>		

**CONFERENCE CENTER  
SEPTEMBER 2023 UPDATES**

2023 Events	Group	Room	Housekeeping	Rental Rate	F&B	Payment Type
12/4	Ski Co: HR	Breakout rooms	Restrooms, trash, main hallways	\$1,000/day	NO F&B	
12/5	Ski Co: HR	Breakout rooms	Restrooms, trash, main hallways	\$1,000/day	NO F&B	
12/13	Ski Co: Retail Clinics	Full Venue	Restrooms, Trash, main hallways	\$1,750	NO F&B	Deposit sent
2024 Events	Group	Room	Housekeeping	Rental Rate	F&B	Payment Type
January 12 <sup>th</sup> – 14 <sup>th</sup>	Rocky Mountain Trauma	Highlands Room	Restrooms, trash, main hallways	\$3,000	NO F&B	
Feb 2024	New Jersey Ski Council	Grand Ballroom	Restrooms, trash, main hallways	\$3,000	Dinner	
February 26 <sup>th</sup> - March 3 <sup>rd</sup>	World Cup	Full Venue	Restrooms, trash, main hallways	\$1,750/day \$10,500	Mawa	
April 4-April 8 <sup>th</sup>	NASTAR	FULL VENUE	Restrooms, trash, main hallways	\$1,750/day		
June 9- June 21	Jazz Academy	Full Venue	Restrooms, trash, main hallways	\$1,750/day \$22,750	Lunch TBD	
October 10 <sup>th</sup> - 16	Church of God Group	Full Venue	Restrooms, trash, main hallways	\$2,250/@ 7 day \$15,750	1 evening of catering	
2025 Events	Group	Room	Housekeeping	Rental Rate	F&B	Payment Type
February 2025	Florida Ski Council	Full Venue	Restrooms, trash, main hallways	\$5,00/rental+ F&B Estimated \$34k	Welcome & Family night Dinners TBD Dates	

- Black confirmed, Red Strong Lead

## **CONFERENCE CENTER SEPTEMBER 2023 UPDATES**

### **Renovation Updates:**

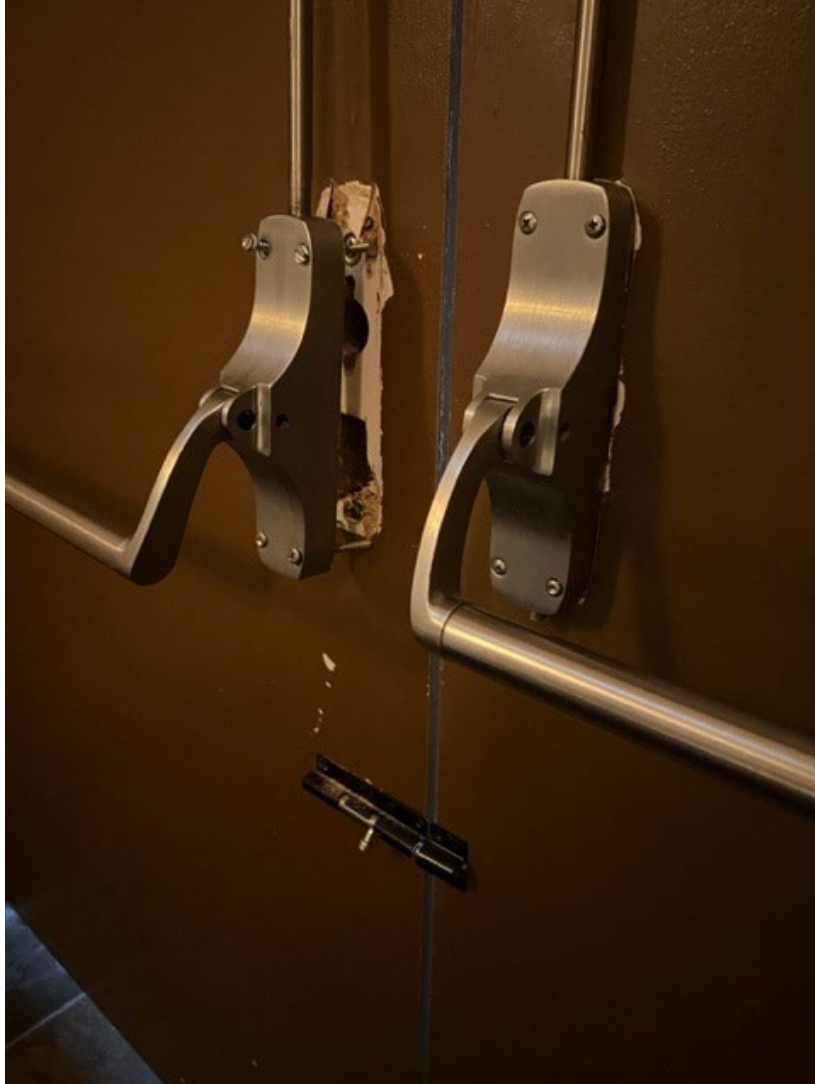
- Completed: New doors for all Ballroom, Snowmass, Highlands, and Aspen Rooms
- Completed: New locks for all new doors
- Completed: New carpet throughout entire venue
- Completed: woodwork/ drywall touchup throughout entire venue
- Received: New double doors for new wall by elevator (estimated to be installed by 9/22)
- Partially: Separation wall by elevator (estimated to be completed by 9/22)
- Partially: New Artwork installation (estimated to be completed 9/30)
- Ordered: Security Cameras Install TBD on when equipment arrives
- Ordered: Plants, Décor, Meeting tables
- In process: Outdoor signage with new logo (estimated completion November)
- In process: Website/Marketing (estimated completion mid-November)

### **Outstanding Board Discussions:**

- Storeroom locks still need to be installed on stairwell doors and back of house doors.
- Install new crash bars that lock on all front doors of venue. Our team adjusted these temporarily, but you are still able to pull doors open and access the building.
- I've been working with Capitol Peak property management on securing the double doors at the top of the stairs. We gave them the quotes to order new doors and get proper locks on the space. They said their property manager would handle fixing and securing the doors. They installed a small latch and have not repaired the detached crash bars. I will request that Capitol Peak finds a more permanent solution to securing these doors asap. Their economic approach is not secure.



**CONFERENCE CENTER  
SEPTEMBER 2023 UPDATES**



# CONFERENCE CENTER SEPTEMBER 2023 UPDATES

## Construction Progress Images:



**CONFERENCE CENTER  
SEPTEMBER 2023 UPDATES**



**CONFERENCE CENTER  
SEPTEMBER 2023 UPDATES**



## ACCESS EASEMENT

---

This ACCESS EASEMENT (this “**Easement**”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between BASE VILLAGE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and CAPITOL PEAK LODGE CONDOMINIUM ASSOCIATION, INC., a Colorado nonprofit corporation (the “**Association**”).

### RECITALS

WHEREAS, The District is the owner of the following described real property located in Pitkin County, Colorado:

Commercial Unit 1, Capitol Peak Lodge Condominium, Building 2A

(the “**Property**”); and

WHEREAS, the Association is the condominium association named and referred to in the Declaration of Covenants, Conditions and Restrictions for Capitol Peak Lodge Condominium, recorded in the real property records of the Clerk and Recorder of Pitkin County, Colorado on March 21, 2008, at Reception Number 547692, as amended and supplemented (the “**Declaration**”); and

WHEREAS, the Property is a unit located on the conference level of Building 2A of the Capitol Peak Lodge Condominium community (the “**Building**”), is subject to the Declaration, is improved as a conference center, and is owned, maintained, and managed by the District; and

WHEREAS, the second, third and fourth floors of the Building (the “**Residential Floors**”) are comprised of residential condominium units (the “**Residential Units**”); and

WHEREAS, there is an elevator, which is part of the general common elements of the Association, in the location depicted on Exhibit A, attached hereto and incorporated herein (the “**Elevator**”), that provides access between the Property and the Residential Floors, which terminates at the lowest level at a hallway within the Property, which hallway is depicted on Exhibit A, attached hereto and incorporated herein (the “**Easement Area**”); and

WHEREAS, The District desires to grant to the Association a non-exclusive, perpetual access easement over the Easement Area as provided herein.

### AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth in this Easement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and the Association covenant and agree as follows:

1. Grant of Easement and Use. The District hereby grants, sells, bargains and conveys to the Association, for the benefit of the owners, residents and guests of the Residential Units (the “**Permitted Users**”), a permanent, perpetual, non-exclusive easement on, over, above, under, across, and through the Easement Area, for the purpose of ingress and egress by the Permitted Users to and from the Residential Units by means of the Elevator.

2. Maintenance and Damage. The District shall remain obligated to maintain the Easement Area as part of the Property. Notwithstanding the foregoing, however, the Association shall be responsible for the cost of the repair of any damage to the Easement Area caused by any negligent or willful act or omission of any Permitted User while accessing the Easement Area as permitted by this Easement.

3. Non-Exclusive; Reservation of Rights. The easement granted herein is non-exclusive and subject to all former grants, easements, and title burdens of record. The District hereby reserves the right, as owner of the Property, including the Easement Area, to create and grant other easements, rights and privileges on, over, under, across and through the Easement Area and the District retains the right to use and occupy all or any portion of the Easement Area; provided that no such use, occupancy, creation or grant shall prohibit or unreasonably restrict, interfere with or impair, the exercise of the rights and privileges granted to the Association and Permitted Users in this Easement.

4. Inurement. This Easement shall run with the land and each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the parties, their respective legal representatives, heirs, successors and assigns.

5. No Third-Party Beneficiaries. Except as provided herein in relation to Permitted Users, this Agreement is not intended nor shall it be construed to create any third-party beneficiary rights in any person who is not expressly referenced herein as a party benefited or burdened hereby.

6. Subjacent and Lateral Support. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary or convenient for the District’s full use and enjoyment of the Easement Area.

7. Subject to Matters of Record. This Easement and the rights granted hereunder shall be subject to any existing liens and/or encumbrances affecting the Easement Area.

8. Attorneys’ Fees. Should any legal proceeding be brought in connection with this Agreement, including without limitation, actions based on contract, tort or statute, the prevailing party in such action shall, to the extent permitted by law, be awarded all costs and expenses incurred in connection with such action, including reasonable attorneys’ fees. The provisions of this Section 8 shall survive the expiration or the termination of the Easement.

9. Captions. The captions of this Easement are for convenience and reference only and in no way define, describe, extend, or limit the scope, meaning, or intent of this Easement.

10. Entire Agreement. This Easement (including the exhibit attached hereto, which is incorporated herein) constitutes the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all negotiations or previous understandings or agreements between the parties with respect to all or any part of the subject matter hereof.

11. Assignment. The Association's rights and obligations hereunder may not be transferred or assigned without the prior written consent of the District.

12. Governmental Immunity. Nothing in this Easement shall be construed to limit, modify, or otherwise constitute a waiver, in whole or in part, of any governmental immunity that may be available by law to the District, its respective officials, employees, contractors or agents, and in particular, the District's rights and protections under the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., as amended from time to time.

13. Governing Law. This Easement, including all questions concerning the construction, validity and interpretation of this Easement, and the exhibits hereto, and all claims or controversies arising out of or relating to this Easement, shall be governed and construed under the applicable laws of the State of Colorado, without regard to conflict of law principals that would result in the application of any law other than the law of the State of Colorado. Venue for all actions arising from this Easement shall be in the District Court in and for Pitkin County, Colorado. The parties expressly and irrevocably waive any objections or rights which may affect venue of any such action, including, but not limited to, *forum non-conveniens* or otherwise.

14. Severability. If any portion of this Easement is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Easement, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Easement a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

15. Recording. This Easement shall be recorded in the real property records of Pitkin County, Colorado.

16. Counterparts. This Easement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, included the rules of evidence applicable to court proceedings.

IN WITNESS WHEREOF, the District and the Association have executed this Easement as of the date first set forth above.

BASE VILLAGE METROPOLITAN DISTRICT  
NO. 1, a quasi-municipal corporation and political  
subdivision of the State of Colorado

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF COLORADO           )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_, by \_\_\_\_\_, as the \_\_\_\_\_ of Base  
Village Metropolitan District No. 1.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

*[Signature page 1 of 2 to Access Easement]*



**CAPITOL PEAK LODGE CONDOMINIUM  
ASSOCIATION, INC.**, a Colorado nonprofit  
corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF COLORADO                     )  
   ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_  
20\_\_, by \_\_\_\_\_, as the \_\_\_\_\_ of Capitol  
Peak Lodge Condominium Association.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

*[Signature page 2 of 2 to Access Easement]*

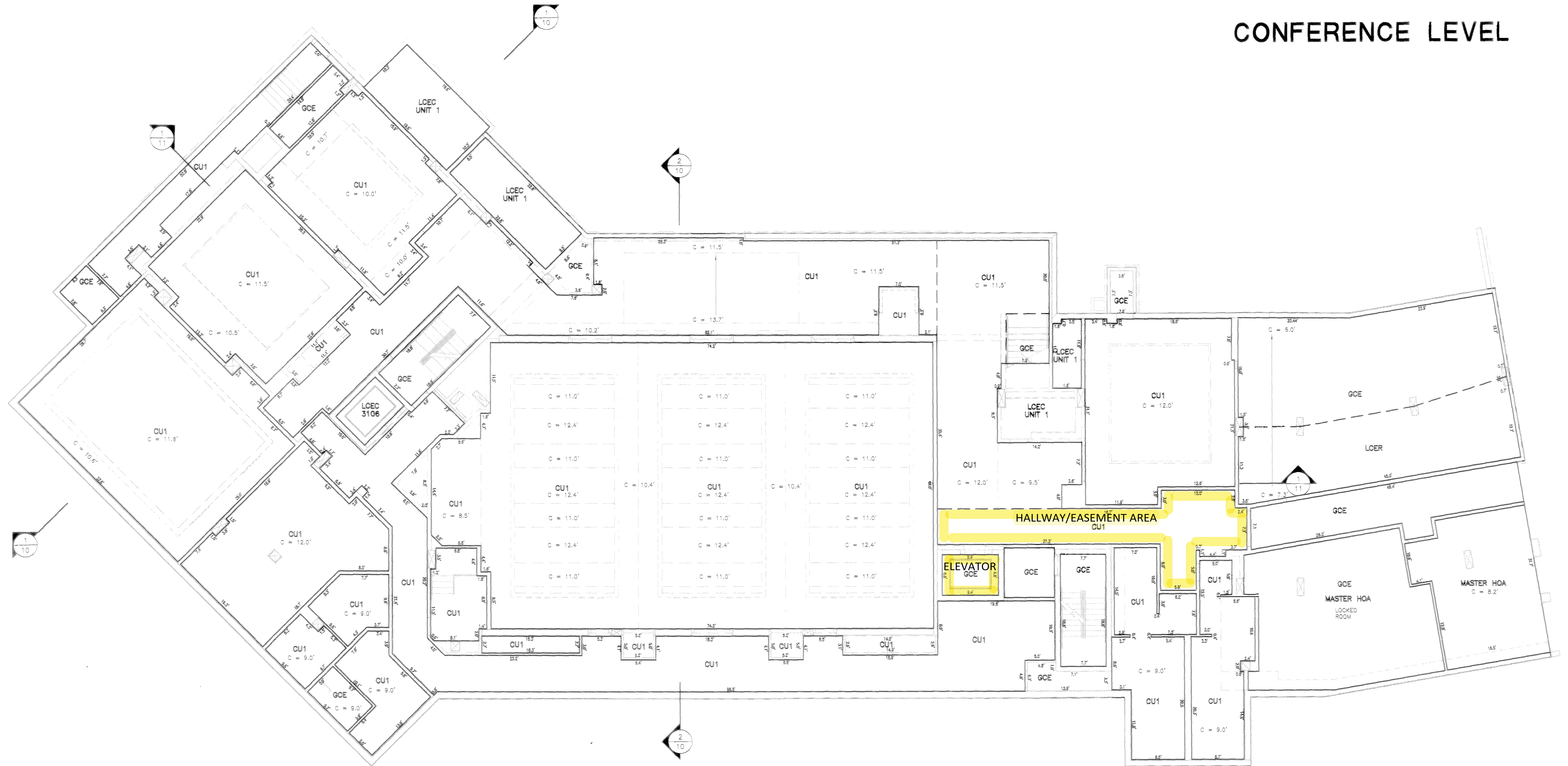
# Capitol Peak Lodge Condominium Map

(BUILDING 2A)

LOT 1, BASE VILLAGE P.U.D. SUBDIVISION, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH P.M.,  
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

BK 87 P5

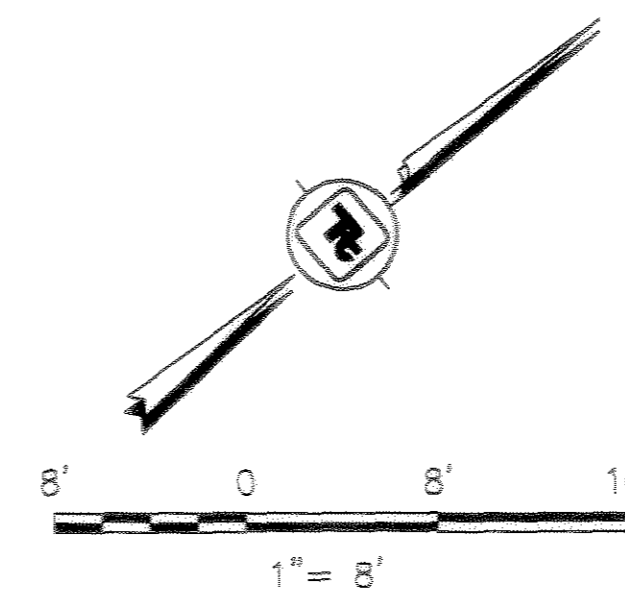
## CONFERENCE LEVEL



### LEGEND

- CU1 COMMERCIAL UNIT 1\*
- GCE GENERAL COMMON ELEMENT
- LCEC LIMITED COMMON ELEMENT APPURTENANT TO THE UNIT OR UNITS DESCRIBED
- LCER LIMITED COMMON ELEMENT APPURTENANT TO ONE OR MORE RESIDENTIAL UNITS
- LCEC LIMITED COMMON ELEMENT APPURTENANT TO COMMERCIAL USE
- GCE GENERAL COMMON ELEMENT

NOTES:  
DIMENSIONS ARE TO FACE OF DRYWALL  
C = CEILING HEIGHT TO FACE OF DRYWALL  
DIMENSIONS MEASURED IN BUILDINGS NOV 27, 2007 - FEB 28, 2008.



\* PER THE BASE VILLAGE PUD, "COMMERCIAL UNIT 1" AND "LCEC COMMERCIAL UNIT 1" MAY ONLY BE

CONFERENCE LEVEL  
CAPITOL PEAK LODGE CONDOMINIUM MAP (BUILDING 2A)  
SNOWMASS BASE VILLAGE

DESIGNED BY: LIB CHECKED BY: CDD DRAWN BY: NEW  
DATE: MARCH 18, 2008 SCALE: 1"=8' PROJECT #: 2294-029-02

PROPERTY - SURVEY/LAND PROJECTS  
410 S French Street, P.O. Box 1659  
Breckenridge, CO 80424  
(970) 453-8384 Fax (970) 453-4878  
DRAWING NUMBER:

SHEET 5 OF 13

REVISIONS



**PARKING GARAGE MANAGER'S REPORT**  
**Wednesday, September 20, 2023**

**2023/2024 Parking Garage**

Current Day Skier parking rates are \$6/hr or \$42 max, with one hour free. Parking is free if you arrive after 4:00 PM. The Town of Snowmass is not planning on raising rates in the areas they manage. The Board will need to provide direction on what they would like to do with rates for the upcoming season so we can share with the Town and finalize the Winter Parking Plan for 2023/2024.