

**From:** [Mouse369@protonmail.com](mailto:Mouse369@protonmail.com)  
**To:** [Michelle Metteer](#)  
**Cc:** [Bryan Rooney](#)  
**Subject:** RE: MFC 47744-0-ReserveStudy.pdf  
**Date:** Wednesday, October 18, 2023 12:36:43 PM

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Michelle, Bryan,

Reviewed and revised. A fully funded reserve as denoted in the study is certainly unrealistic and the requirements are very far fetched.

Per review an amount of \$125k-\$130k is more than enough over the next five years.

Key items to focus on in order of priority -

1. Gym Equipment - Keiser gear is dated and frequency of failures increase. Additionally the build and install did not consider repair and replacement when pneumatic lines were installed. Current annual budget allots \$3k for new equipment. Hopeful acquisition of equipment from Park Hyatt will offset costs near term. However, it will not provide substitute for Keiser repair and replace. Critical vulnerability is failure of one of the two primary compressors, located in the mechanical room. Failure of one will drop all towers offline. Which highlights the obvious, that alternative equipment choices vice Keiser will need to be considered. With the significant increase in general membership, utilization rate of equipment has more than doubled, thus functional gear will be imperative to sustain revenue from membership as well as SSCV.
2. Asphalt seal and repair - currently due per normal seal and repair cycle. Overall the asphalt, certain sections of sidewalk and removal and or repair of at least three to four walkway light posts is needed.
3. Building wood siding stain/repair and heat tape - 2-3 years out.
4. Mechanical - 1. Water heaters. 2. Not listed but likely replacement of Fob(passport) door scanner, 3. Future heater repair and or partial replacement. Compressor motor recently replaced, and have proven to be the weak link in the system design/install.

\$125-\$130k is the cumulative estimate for all above listed items with obvious variance pending on scope of repair or replacement. As we are seeing, various items break/malfunction almost daily, door strut, Keiser cam/pulley etc. This overall cost doesn't kick in substantially for another two to three years and is a five to six year outlay. Present revenue is admittedly inadequate to generate the required amount. Which brings about the previously discussed need for donation campaign. The gym capacity will not support a heavy membership drive to help offset the future reserve requirements. That course of action will negatively impact both current SSC V athletes and general members. Front room flooring will certainly provide the much needed space to mitigate membership growth and increased equipment acquisition.

I think the adjusted amount is a realistic long term figure to achieve and maintain, with initial accumulation rate of about %15-%20 annually. That will of course need to increase to offset annual expenditures. Fortunately at the five year mark we should be fairly healthy with this plan in place and be able to reduce annual contributions by 5 to 10%.

Hope this provides a more palatable and achievable goal for the MFC.

Cheers,  
Tom

Sent with [Proton Mail](#) secure email.

----- Original Message -----

On Wednesday, October 18th, 2023 at 9:31 AM, Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)> wrote:

Thanks so much. Electronic copy attached.

Michelle Metteer  
Town Manager  
Minturn, Colorado

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**From:** Mouse369@protonmail.com <[Mouse369@protonmail.com](mailto:Mouse369@protonmail.com)>  
**Sent:** Wednesday, October 18, 2023 12:14 AM  
**To:** Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)>  
**Cc:** Bryan Rooney <[brooney@skiclubvail.org](mailto:brooney@skiclubvail.org)>  
**Subject:** Re: MFC 47744-0-ReserveStudy.pdf

Michelle,

Absolutely. If you could please forward me an electronic copy of the study, as my paper copy is at the gym. Per the previous email I sent you with revised estimates on reserve requirements, I will review again based on update to front room, the inbound equipment from Park Hyatt BC, and a more thorough understanding of deficient areas of the facility.

Cheers,

Tom

Sent from [Proton Mail](#) for iOS

On Tue, Oct 17, 2023 at 22:56, Michelle Metteer <[manager@minturn.org](mailto:manager@minturn.org)> wrote:

Hi Tom,

The MFC Board had a robust discussion relating to the creation of a capital reserve for the facility. For the Board's January 9<sup>th</sup> meeting, we are hopeful you can prepare a memo reviewing the Reserve Study and making recommendations as to the most pertinent needs of the facility. The Board feels a \$600k reserve is excessive given current budget of the facility and we will look to you to better understand how best to move forward with capital improvements. Is this something you can help with?

Michelle Metteer  
Town Manager  
Minturn, CO  
970-827-5645 e8