



## St. James Place Newsletter

Happy Summer to all the St. James Place Owners

Reopen for summer operations 24/7 on Sat, June 12th



### Meet the new Building Maintenance Manager, Jordan Fisher

Jordan Fisher joined the St. James Place team in May of 2021 replacing George Turon as the Building Maintenance Manager. His background is in Construction Management and Journeyman Electrical work. His construction background has taken him all over the world in hotel project management and development. We are excited to have his expertise here at the St. James Place to continue enhancing the property for all the owners. He has been a lifelong Eagle County local and continues to raise his daughter here in the beautiful mountain community. Outside of work, Jordan enjoys snowboarding, rafting, hiking and all the outdoorsy things one can get into.

### Roof Study



Your St. James Place Board, and Residential Committee (RESCOM) have the responsibility of protecting, maintaining, and enhancing your asset and investment here at the St. James Place. Through 5 year reserve studies and capital improvement schedules and budgets, the HOA is focused on long term improvements and how those projects are financed.

The building roof is by far the most expensive single element which is continuously repaired, and will ultimately need to be replaced. The roof has been an ongoing, and growing maintenance and repair issue over the last few years. With the continued increase in cost to repair and the reserve studies projecting a re-roof in the next 10+ years, your association has started to look at the roof performance more in depth. Where and why is the roof failing? Are the repairs working long term? What, if any, are the savings in putting a new roof on sooner than later? Is the HOA reserve funded for a project like this? Will dues have to be increased to fund a roof replacement project? When a new roof is installed, will certain portions of the building have limited access during construction, and if so, for how long?

All these questions have been proposed, and studied by a local architectural firm, Victor Mark Donaldson Associates (VMDA), over the last two winters. Through these studies, it has become apparent that the roof performs differently in certain areas over others as this building was built in three different phases. In order to properly understand how to re-roof our building, and what that might cost, your HOA has taken the formal step to issue VMDA a contract to create an improved roof Design Development and Construction Documents set that would be used for bidding the construction of a new roof. These phased documents will also be put through a peer review analysis to make sure all engineering, design, and construction components are thoughtfully vetted. These documents and subsequent new roof bids are the first step into obtaining a high level funding/financing magnitude the HOA will be looking at this fall as part of a potential formal decision by your Board this October on when to build a new roof, and how to fund it.

If you'd like to read more about the roof analysis and project updates, please visit the St. James Place website: [Owner-Documents](#).

### St. James Place Projects

Upcoming 2021 projects that are being considered include new Ski Lockers and entrances to those areas in PB and Fitness Center, Loading Dock ventilation, & Lobby Coffee Bar, Carpet and Soft Good Upgrade.

New pool windows and steam room tiles are also being looked into as maintenance items.

### Owner Portal

With over 1500 owners from the St. James Place alone, the Vail Resorts Homeowner Accounting team has moved most statements and communication to the online platform. No more messing with the USPS mail. You can also pay your dues via Credit Card on this site.

Visit [www.vailresortshomeowners.com](http://www.vailresortshomeowners.com) to access your account and statements.

Forgot Password or don't know it anymore? That's ok. There is a link to help reset it for you.

2021 Interval Dues were due on 12/31/20. Utilize this site to stay current.

For further assistance, reach out to Matthew Farrell, [mmfarrell@vailresorts.com](mailto:mmfarrell@vailresorts.com)

### St. James Place Website

For everything HOA related and updated information about the St. James Place Operations visit

[www.stjamesplace.net](http://www.stjamesplace.net)

Owner Password: sjpowner

### What's Happening at Beaver Creek

### Owner Education

#### HB21-1229 The Break Down

The article from your Association Legal Counsel, David Firmin, breaks down this pending bill to amend sections of the Colorado Common Interest Ownership Act

[View Article](#)

FYI- Whole Owned Unit Fireplaces are considered part of the unit and are the responsibility of each individual owner. Your maintenance department can help with looking at issues and then assist with sourcing outside companies for any further repairs if needed.

“Make each day your masterpiece.” —John Wooden

**Erin Jarvis, GM** [ejarvis@vailresorts.com](mailto:ejarvis@vailresorts.com)

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