

# **Snowbridge Square Condominium Homeowners Association Board of Directors Meeting September 1<sup>st</sup>, 2013**

## **I. Call the Meeting to Order**

John Thompson called the meeting to order at 10:40 am

Board Members present

Claire Carren # 210, Secretary (Employee rep)

Jon Faue # 105, Treasurer (Residential rep)

John Thompson #103 President (Residential rep)

Board Members absent:

Gary Harmsen #204 & Commercial - gave John Thompson verbal proxy

Bob Harmsen #204 & Commercial

## **II. Minutes Approved**

John Thompson made a motion to approve the December 19<sup>th</sup>, 2012 Board of Director Meeting Minutes. Claire Carren seconded and all were in favor. Minutes approved.

## **III. Election of officers**

Claire Carren was nominated as Secretary by John Thompson, seconded by John Faue. All approved

Jon Faue was nominated as Treasurer by John Thompson, seconded by Claire Carren. All approved.

John Thompson was nominated as President by Jon Faue, seconded by Claire Carren. All approved

**IV. Avalanche Property Management Report.** Perry had previously reported at the general homeowners meeting and did not have other items to discuss until "new business" would be discussed during this meeting.

## **V. Discussion of CCIOA changes**

1. Claire Carren reported on the nine mandatory responsible governance policies that homeowners associations should be in compliance with beginning year 2014. She has asked our attorney, Wayne Brown, to review and consolidate our documents. All of the information should be on our website. Perry manages another property and will forward an example of their compliance to Claire.
2. Claire reported that management companies may have to be licensed in the future. Perry is aware of this and he and Nate will be taking care of it on their side. Perry thinks it will cost him about \$1,500.

3. Claire engaged the board in a discussion about the board's fiduciary responsibility to the homeowners in that the board should have separate e-mail accounts from their personal e-mail accounts. John Thompson will look into this on behalf of the board. There was also a discussion about updating the website with items that require spending money before actually spending the money so that homeowners have an opportunity to discuss it with a board member. It was decided that Claire would look into updating the website and Avalanche agreed to give Claire a quarterly manager's report to include on the website.

**VI. Building Insurance** The Board discussed our current insurance carrier and want to research other carriers. Nate mentioned that he is in touch with a sub-contractor and Perry suggested we use a consultant to give an insurance appraisal every three to four years. Claire and John mentioned the difficulty in changing insurers because of past claims. Perry will get a cost for the appraisal. Renewal is due October 15<sup>th</sup>, 2013 so action should be taken quickly.

**VII. New Business**

1. John Thompson initiated a discussion about the parking lot flood lamp/pole on the east side of the building that is blocked by aspen trees that have grown taller. The cost to shorten or remove the flood lamp/pole would cost \$1,600. The board decided that Nate should get a quote for adding additional flood lights mounted to the building on the east side instead of trying to fix the current flood light/pole.
2. The on-going problem with the regulation of hot water in the building seems to be resolved. Jon Faue said he would re-check the night time status of the hot water to make sure all is ok. Nate will keep aware of hot water regulation once the weather gets colder.
3. Roof repairs above Units 201-203 were discussed. Nate reported that Turner quoted \$41,150 to "patch" fix the roof. And with that, he wanted an engineering guarantee that it would be sufficient. Another bid was received by Todd Goode for \$65,000 to rip out and repair fully. It was decided that Nate would get a "rip out and repair fully" quote from Turner Morris as well.
4. The board decided to go ahead with the women's bathroom stall repair and painting the door for \$475.00
5. The Board discussed the center stairwell design and construction cost for adding supports to the stairwell. The plan is to keep the same horizontal look. Nate will get a bid with and without a roof. The design plans must be approved by Peter Segal/Copper. The board voted on the design only at this time to get approval from Peter Segal. Once approved, Nate will get bids for the actual work. Nate said a "Band-Aid" would work for the winter in case the work cannot be done before ski/snow season.

6. The board discussed and voted on a new hot tub. Nate and Perry discussed that the existing hot tub could not be “retro fixed”. Nate submitted bids for a new hot tub. The cost of the tub (9’ tub \$20,260), plumbing, electrical and new stairwell into pit all for county code standards (\$10,000), and keeping the water in the tub hot via a heat exchanger using natural gas (\$5,000) will be approximately \$35,000- \$37,000. The previous hot tub installed cost \$19,000 and was a temporary fix. It is small, the control panel is damaged, has knobs falling off and is not commercial. The new tub will take care of the high maintenance of the existing tub as Nate has to replace the water in the existing tub two-three times per week. It requires a lot of time for maintenance and is very costly energy wise.
7. Claire added that we should have a shower re-installed as the building used to have. Nate had previously investigated the area and plumbing is not there. The area would have to be re-opened and re-done. The board decided not to have the shower done at this time. At some point Nate will get a bid and it can be discussed at the next board meeting.
8. The Board discussed, from the general meeting, again, the need to have a policy for checking and replacing smoke alarm batteries in the units. Claire will follow up on adding the policy.
9. The board had a discussion about putting a change machine in the laundry room. Nate had a bid for \$749.00. The board decided against adding the machine at this time.
10. The board voted to provide Board Members the annual cost of a ski pass.

**VIII. Adjournment** At 12:35 p.m. John Thompson moved that the meeting be adjourned. Everyone consented.