

Snowbridge Square Homeowner's Association

Board of Directors Meeting Minutes

Saturday, January 7th, 2017

I. John Thompson, President, called the meeting to order at 6:45pm at A-Lift Pizza.

Board members present:

John Thompson, President, Unit #103 (Residential representative)

Jon Faue, Treasurer, Unit #105 (Residential representative)

Claire Carren, Secretary, Unit #210 (Employee representative)

Board members absent: (other than board member homeowners)

Gary Harmsen, Commercial Units (Commercial space representative)

Harry Mosgrove, Commercial Units (Commercial space representative), gave board verbal proxy

Guests Present:

Nate Smith, Unit #211, Avalanche Property Management (Current Building Manager)

Suzanne Thompson, Unit #103, Recording Secretary for Meeting Minutes

II. Approval of 2016 Board Meeting Minutes, January 30th, 2016 & November 15th 2016

Claire made a motion to approve the board meeting minutes from both January 30th, 2016 & November 15th 2016. Jon Faue seconded the motion, approved.

III. Election of Officers:

John Thompson made a motion to keep all existing board member positions the same for 2017, Jon Faue seconded, approved.

IV. Other Business:

- John Thompson discussed the budget briefly regarding projects to be completed this year. He indicated nothing could begin until summer so nothing to discuss at this time. Claire asked if Nate should look into the stairwell enclosure as mentioned in the homeowner's meeting. Nate said he would begin to research at the end of March.

- Claire mentioned the deicer on the sidewalks that Nate purchased was the wrong deicer that was recommended by Jon Faue (calcium magnesium acetate), however, the supplier's rep provided the wrong material. It has 4 chemicals that are very corrosive to metal and concrete. She shared printouts of the information on various deicers. She wanted to know why we could not use sand. John Thompson mentioned that sand was bad for the concrete. Nate should begin using the right deicer. Claire discussed that more shoveling and sweeping should be done instead of applying deicer with chemicals. Claire asked if Jon, John and Nate would quickly walk around the building to look at walkways with her after the meeting.
- Claire asked if Nate should look into screens for the stairwells for blocking the snow that blows onto the stairwells. After discussion, Jon Faue's concern was meeting code. Claire will call Peter Siegel first to see if it is possible to meet code first before she researches further or asks Nate to research. Meanwhile she suggested the railings on all stairwells be cleared of snow, as it is necessary to use the railings while ascending or descending the steps. Nate agreed to clear them.
- Claire asked if the water pressure had decreased. John Thompson and Jon Faue were in agreement that all units have low water pressure in general based on the fact that the building and plumbing is old.
- A brief discussion of TV/ Internet offered by Resort Internet was brought up by Claire. The TV picture quality at her condo is very poor and Internet is slow, however both John's shared that Internet speed and TV quality was very high in their units. John Thompson mentioned we have three years left on our contract and all the hardware would have to be replaced. Claire will investigate options with Sun Dial, a local company in Breckenridge that claims we'll get more TV stations with better quality and faster internet for less money.
- John Thompson mentioned the roof drain over Andy's commercial unit. We as a homeowner's association are not paying anything towards his claims as it is a commercial space issue and Harry Mosgrove will need to take care of it.

V. Adjournment:

Claire made a motion at 7:25pm to adjourn. Jon Faue seconded, meeting adjourned.