

8/1/2014

Snowbridge Square Condominium Association
c/o Summit Bookkeeping & Payroll Inc.
PO Box 4533
610 Main St., Unit #15
Frisco, CO 80443-4533

Greetings, Snowbridge Square homeowners,

This note is to inform you that this year, our annual homeowner's meeting and board meeting that have traditionally been held over Labor Day weekend will be held instead during January 2015 (exact date to be determined) for a number of reasons, among the following:

1. We've had very low homeowner participation over Labor Day weekend. We know that a large number of homeowners are usually in residence in January, and in informal discussions, some of them have also indicated that they would prefer that time.
2. Neither John Thompson, board president, nor Claire Carren, board secretary, will be able to attend a meeting over Labor Day weekend, due to previous commitments.

All current board members have agreed to continue serving on the board until the meeting in January, when homeowners will have the opportunity to vote for new board members.

Here's an update on what's been going on at our building in the last year:

Projects completed (since September 2013)

1. Roof over 201 – 203 completely removed and replaced; power vents installed to reduce/eliminate condensation that created leaks
2. Flat roof above Tuckers, around hot tub area, past unit 108 and above self storage (old day care) completely removed (3 or 4 layers), and replaced; previously there were multiple leaks, sometimes monthly
3. Hot tub deck that extended west from tub was reduced in size by about 25%.
4. Entire hot tub deck and stairs replaced with "Trex" brand decking (no paint, stain or maintenance required)
5. Roof over 304 and 305 completely removed and replaced; power vents installed to reduce/eliminate condensation that created leaks
6. Security cameras installed in strategic locations in and outside building; weeks of data stored for reviewing if needed

Ongoing projects:

1. Dumpster walls and roof removed; to be replaced with concrete walls, new

- asphalt shingled roof, locking metal roll-up door (for dumpster removal) and standard entry door (for guests and tenants); Additional concrete to be added to ground level to improve water drainage and alleviate ice build up
2. Emergency exit being constructed from NE garage door (under stairs to no where, by bicycles) down to parking lot
 3. Landscape timbers to be replaced in various places around building
 4. 1st and 2nd floor elevator floor and wall lobbies to be painted
 5. All handrail tops will be scrapped and re-painted same color
 6. Discussing/planning adding concrete just past west stairs to reduce ice buildup and standing water during spring melt (sometimes 3 inches)
 7. Authorized engineer to design support system for center stairwell and new roof top

Please address any questions/concerns to any of the following board members:

John Thompson	john_thompson@qwest.net
Claire Carren	ccarren@comcast.net
Jon Faue	jfaue@aol.com
Gary Harmsen	gharmsen@live.com
Bob Harmsen	rcharmsen@hotmail.com

Sincerely,

Claire Carren
Snowbridge Square BOD Secretary