

Snowbridge Square HOA Board of Director's Meeting Minutes
Conference Call
November 1, 2007 5pm – 7pm

I. CALL TO ORDER

The Snowbridge Square HOA Board of Director's meeting was called to order by President, John Theisen, at 5:08pm. Quorum was established by John Theisen.

Executive Board Members Present:

Claire Carren – Snowbridge Square Unit 210/Secretary
Tim Hoops – Snowbridge Square Unit 207/Treasurer
John Theisen – Snowbridge Square Unit 208/President
Robert Harmsen – Commercial Owner
Gary Harmsen—Commercial Owner by proxy

Association Members Present

John Faue – Snowbridge Square Unit 105
Jason McMullen – Snowbridge Square Unit 110
Paul Mulae – Snowbridge Square Unit 201
Ed Piker – Snowbridge Square Unit 205
John Thompson – Snowbridge Square Unit 103
Dave Neff – Snowbridge Square Unit 210
Sue Piker – Snowbridge Square Unit 205

Guests Present:

Natalie Nunez – Minutes
Kathy Anderson – Commercial Tenant: Snowbridge Square Liquors

II. APPROVAL OF PREVIOUS MEETING MINUTES

Tim Hoops moved and Claire Carren seconded a motion to approve the September 1, 2007 meeting minutes. All present were in favor. Minutes are posted on Snowbridge Square HOA website.

III. NEXT MEETING DATE

The next Snowbridge Square HOA Board of Director's meeting will be held on Thursday, December 20, 2007 at 5:00pm by conference call.

IV. ITEMS OF DISCUSSION

A. Financials

Tim Hoops reported to the Board that the financials have been received from the HOA bookkeeper. The Snowbridge Square expenses are \$36,000.00 over budget. The revenue accounts have a shortfall of \$4,200.00 and the expense accounts are

\$35,000.00 over budget. The concrete work on the sidewalks around the building was \$8,000.00 over budget for the entire project. The project was bid at \$35,000.00 and the HOA was invoiced for \$41,000.00. Robert Harmsen asked to see the invoice to see if Copper should be billed for the difference. He will meet with Shedd Webster about this. Robert Harmsen moved and Claire Carren seconded a motion to approve the financials. All present were in favor.

Action Item: (1) Tim Hoops will ask Copper Mountain if they were invoiced by the Snowbridge Square HOA for the extra amount of poured concrete. (2) Tim Hoops will research and verify the reported amount of square footage invoiced for the entire concrete project.

B. Storage

1. Snowbridge Square HOA Documents

The old Snowbridge Square HOA documents are stored in the room adjacent to where the Bobcat is located (southern most store room). The recent Snowbridge Square HOA documents are stored in the store room by the boiler room entrance located in the garage level.

Action Item: Claire Carren and Bob Harmsen will store the documents in a dry and safe place.

2. Storage Cabinets

Tim Hoops moved and Claire Carren seconded a motion to request the removal of Copper Vacation's storage items in the Snowbridge Square garage. The storage area will now be a "common storage" area for all residents at Snowbridge Square. All Executive Board members present were in favor and thus the motion was passed. See attached Motion 2 for full motion.

3. Storage cabinets above individual parking spaces

Tim Hoops moved and Claire Carren seconded a motion to permit residents to install storage cabinets above individual parking spaces. The cabinets are not required and will be purchased and installed by individual homeowners, and must meet or exceed. All Executive Board members present were in favor and thus the motion was passed. See attached Motion 2 for full motion and Appendix A for specifications for these cabinets.

C. Roof Replacement Projects

The roof above the Alpine T-shirt Company was temporarily repaired by Turner Morris Temporary repairs will continue throughout the winter of 2007 and solid repairs will be made in the summer of 2008.

Action Item: (1) Claire Carren will send the Turner Morris roof replacement proposals for above old Alpine T-Shirt and above Employee condos to Robert Harmsen for review. (2) Robert Harmsen will research cost and consider roof repair priorities.

D. Building Signage

Some of the commercial tenants are out of compliance according to the sign guidelines of Summit County and the Copper Mountain Architectural Control Committee (CMPACC). These tenants need to be in compliance with the sign guidelines within the next few months. All sign proposals must be submitted to CMPACC for approval prior to posting. CMPACC meetings are held on the third Friday of every month.

E. HOA Board Season Pass Program

The Copper Mountain Chamber has collaborated with Copper Mountain, Inc. on the "HOA board season pass program." The program is now controlled and operated by Copper Mountain Inc. Copper Mountain, Inc. is extending one free Copper only season pass to each HOA board member, as a way of thanking the board members for serving on the board. Details will be posted on the Snowbridge Square HOA website.

Action Item: Natalie Nunez will send Claire Carren the letter of communication from Copper Mountain, Inc. regarding the HOA board season pass program. An additional letter will be sent to Claire Carren and will be posted on the website regarding the \$349.00 pass offer from Copper Mountain, Inc. to all Copper Mountain Homeowners.

F. Commercial Unit Keys

There were discussions among the board members as to whether or not the HOA board or the building manager should obtain a key to each commercial unit, for access when work needs to be done on the common elements of the building. Currently the manager does not have any keys and has requested them. The bylaws(7.9 G). state: that " the building manager, or if there is no building manager then the Executive Board, shall retain a passkey to each unit". John Theisen requested to defer this issue to a later meeting date to allow more time for research into this issue by the Board. Meanwhile, Bob Harmsen will hold the keys.

G. Commercial Owner Issues

1. Salsa Mountain

The noise level at Salsa Mountain Cantina is too loud for the residents at Snowbridge Square during the late hours of the night. The County should be notified and will take action if necessary.

Action Item: Robert Harmsen will discuss this issue with Salsa Mountain, who are his tenants.

2. Snowbridge Square Liquors

The commercial tenants and owners are struggling to get fire code approval for Tucker Tavern's walk in cooler which requires a sprinkler system. The fire marshal won't sign off on a building permit for Snowbridge Liquor's new location until this is resolved.

H. Fire Department Issues

Robert Harmsen reported to the board that the Copper Mountain Fire Department is in the process of approving a sprinkler system for the coolers in the new Snowbridge Square Liquors location.

I. Management of Snow Removal

There was a question of who is responsible for removing snow from the walkway on the north side of the building and the Handicap ramp leading up to Salsa Mountain. It was concluded that the HOA is responsible for this, but Salsa Mountain Cantina is responsible for removing snow from the patio.

Action Item: (1) Robert Harmsen will review the lease with Salsa Mountain and instruct Oleg accordingly for snow removal purposes. (2) Claire Carren will instruct Oleg to use sand or ashes in icy spots on the new concrete so that the concrete does not get damaged by salt.

J. Building Tear Down and Redevelopment

Paul Mulae updated the Board on the redevelopment project. Discussions have been made between the County, Stonefield Development Consultants, and the Snowbridge Square HOA. The contract between the Snowbridge Square HOA and Stonefield Development Consultants was just recently signed by John Theisen. Hopefully within the next couple of weeks, Stonefield Development Consultants will be able to produce some realistic numbers for the costs and benefits of this project. If the project is approved the start date will be around April 2009.

Action Item: Paul Mulae will post any new information regarding this project on the Snowbridge Square Blog section of the website.

K. New Parking Rules

Board members started to discuss two different motions for new parking lot rules. However, according to Bob Harmsen's interpretation of the Snowbridge Square Declarations and Covenants, the Commercial tenants are entitled to 43% of the common areas. In the amended version of the Declarations and Covenants, amendment 13-3 (a), the board does not have authority to make a change to interest in the general common elements. There needs to be a 100% vote of all commercial owners and homeowners in the building to make any changes to the parking allotment. There was a discussion of these issues, but no decision was made as to parking allocations and issuance of permits.

Action Item: John Theisen, and Claire Carren will research the legal requirements for allocation of the parking lot

V. NEW BUSINESS

None at this time

VI. ADJOURNMENT

Tim Hoops moved and Claire Carren seconded a motion to adjourn the Snowbridge Square HOA Board of Director's meeting at 7:00pm. All present were in favor.

Approved By: _____
Secretary Signature

Date: _____

Motion One

Whereas some of the residents wish to have more storage in the garage of Snowbridge Square;

And

Whereas the fire department has no objections to such storage units being installed as long as no flammable or toxic items are stored in such storage;

It is proposed that storage units be allowed in the garage of Snowbridge Square if the following conditions are met:

- 1) The units will only be allowed in an owner of Snowbridge Square's parking space. If an owner does not have a space with a front wall, they may request a relocation of their garage space.
- 2) The entire cost of the storage units is paid by the owner
- 3) The cost of installation is paid for by the owner
- 4) The storage units meet or exceed the specifications of the approved units from in Appendix A
- 5) No flammable, toxic, or illegal substances are to be stored in the units
- 6) If locked, the owner will provide the building manager with the duplicate set of keys or combinations of the locks on the storage unit.
- 7) Owner agrees to allow the building manager access to the unit at all times to inspect for allowable contents
- 8) Placement of the units will not impede the proper parking of vehicles in the parking area.

Approved by the Board of Directors for Snowbridge Square on November 1, 2007

Claire Carren
Secretary

Motion Two

Whereas there have been several requests by residential owners for storage outside of the residences;

And

Whereas there is available secured storage in the garage of Snowbridge Square in the area immediately adjacent (west) to parking space #208 (storage room);

And

Whereas the aforementioned storage room was previously assigned without the permission of the BOD of Snowbridge Square;

It is proposed that the current occupant of the storage room, Copper Vacations, be served with a notice that their informal agreement regarding the storage room, will expire on January 1, 2008 and access to the storage room will be turned over to any residential or employee unit owner subject to the following rules;

- 1) Users of the storage room agree to hold harmless Snowbridge Square, its management and BOD for any loss or damage to items stored in the storage room.
- 2) All items stored must have a name of the owner attached to such item
- 3) No flammable, toxic, or illegal substances are to be stored
- 4) No individual user can occupy more than 8 square feet of the storage room
- 5) A combination lock will be assigned to interested employee unit or residential unit owners
- 6) The storage room shall be for the sole use of the owners and shall not be sublet to any non-owners

Approved by the Board of Directors for Snowbridge Square on November 1, 2007

Claire Carren
Secretary

Appendix A



PremierGarage®

516 Violet St.

Golden, Colorado 80401

DENVER METRO Telephone: (303) 271-3730

COLORADO SPRINGS Telephone: (719) 635-5858

FAX: (303) 271-9095

www.premiergarage.com

Materials of Construction: High-density particle board with thermo-fused melamine finish on interior and exterior.

Material Thickness: Decks and shelves – 1”, sides and doors – ¾”.

Method of Construction: Dowels and hardened steel screws. Integrated back uses Dado Joint construction.

Method of Installation: 4” steel screws on approx. 16” spacing. 24”/31” tall cabinets attach top and bottom, and 48”/72”/78”/84”/90” tall cabinets attach top, middle, and bottom. Can be attached to wood or concrete. Cabinets are mounted off the floor.

Hardware: Steel handles, European-style metal interior hinges, and steel shelf pins.

Sizes – see attached pricing sheet. Widths can be customized to meet space requirements – heights and depths cannot be modified.

Shelving: All shelves are fully adjustable in 1 ½” increments. 90” Tall cabinets come with 4 shelves, 84”/78”/72” tall cabinets come with 3 shelves, 48” tall cabinets come with 2 shelves, and 31”/24” tall cabinets come with one shelf. Closet rods for hanging clothes can be used in place of shelves.

Colors: Light Maple and Windswept Pewter.

Warranty: Lifetime – as long as you own the home/garage.