

SNOWBRIDGE SQUARE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

September 5, 2009

- I. Call the Meeting to Order
 - a. The Snowbridge Square Condominium Association Board of Directors Meeting was called to order by Tim Hoops at 12:44 p.m. on September 5, 2009 in Tuckers Tavern Game Room of Snowbridge Square.

Board Members Present Were:

Tim Hoops, #207 (Residential) President
Jon Faue, #105 (Residential) Treasurer
Claire Carren, #210 (Employee) Secretary
Robert Harmsen, (Commercial)
Gary Harmsen, (Commercial)

Bonnie Kirchoff of Copper Business Center was recording secretary.

- II. Election of Officers
Tim Hoops made a motion to elect the following Officers:
Tim Hoops (residential) – President
Gary Harmsen (commercial) - Vice President
Robert Harmsen (commercial) - Vice President
Claire Carren (employee) - Secretary
Jon Faue (residential) - Treasurer
Gary Harmsen seconded and the motion carried.
- III. New Business
 - a. Proactive approach to repairing the roof
 - i. Most of the roof is in good shape but the last 20 feet from the edge around the building is not in good shape
 1. Putting a snow shield around the edge of the roof 15 feet from the edge will help with snow removal and damaged areas
 2. Currently there is damage over units 202 -203
 3. \$20,000 give or take is needed for the snow shield repair
 4. Damage is caused by snow removal and weather
 - a. Flat side of ice axe is used to break up ice
 - i. To prevent ice from building up one solution is to install a heated roof
 1. Currently getting bids for heating unit for roof
 - a. Without this solution, continued damage to units, walkways and concrete will occur

- b. Cost for a heated roof is separate from the \$20,000 for roof repairs

5. Gary motioned to do roof repairs up to \$25,000

- a. Robert seconded and the motion carried

b. Boiler Replacement

- i. What is the difference in getting 1 big unit versus 4 units to heat on separate floors?
 - 1. The expense would go up
 - 2. The reliability and efficiency will be more expensive
 - ii. Turning off the boiler in the spring and summer saves the HOA \$4,000
 - iii. What is the difference between coil heating and gas heating?
 - 1. Difference 10 years out will be 20% in fuel savings
 - iv. Looking for someone to update the units thermostats
 - v. New Boiler would need no reserve for water
 - vi. \$235,000 for new boiler
 - vii. How much will the cost be to remove the old boiler?
 - viii. Summary of all bids will be sent out to Board members
 - 1. Restrictions currently on bids
 - a. Getting people to look at to bid on project
 - b. PSI Boiler could we buy and have someone install?
 - i. Jody will look into that
 - ix. Current boiler inspection is in the month of September
 - x. Gary is concerned about the financial costs to do all projects in this year. Could they do half this year and half next year? If dues increase the resale values of units will decrease
 - xi. What about financing versus paying for projects?
 - 1. Possibility of doing a 12 to 18 month Finance?
 - a. Looking in to
 - xii. To help with the cost Gary is willing to donate one of his units to have workers stay in for a few nights while projects are being completed, as long as they respect the area.
 - xiii. There is a contract currently in place for boiler maintenance; it costs \$12,000 per year
 - xiv. Deadline to replace
 - 1. Try for this winter
 - xv. They will be revisiting at a later time with more information
- IV. At Liquor store the vent located outside of the store needs replacement of the compressors they use for refrigeration. Is that something in the budget to do?
- a. This project was approved to be replaced 1 year ago when John was President.
 - b. Jody will oversee this project
- V. Pop Machine that is in hallway
- a. They cost of energy is \$200-\$1000. The HOA pays for this electricity but the liquor store gets all of the revenue; the liquor store should pay for the electricity.

- VI. A walk through of the building was done and the following were noted
 - a. Cracks on driveway were fixed and painted
 - b. Power washed areas
 - c. In front of unit #104 the concrete walkway is deteriorating
 - i. Jody is getting bids on fixing
 - d. Leaks in bathrooms in lower level
- VII. Pumpkin patch
 - i. Someone is getting into the unit
 - ii. Evidence of smoking and drinking occurring in unit
 - iii. Looks as if someone is living in the unit
 - iv. Jody is to change locks
- VIII. Jody deserve a bonus
 - i. Jody has been flexible and continually having a good work performance
 - ii. Motion is made by Gary to give an one time bonus of \$2,000 to Jody
 - 1. Robert seconds and motion is carried by all
 - iii. Jody needs reminder that the cleanliness of the building is of high importance

IX. Adjournment

Tim Hoops made a motion to adjourn the meeting at 1:38 p.m. The motion was seconded and carried.

Approved By: _____ Date: _____

Board Member Signature