

**Snowbridge Square Condominium Homeowners Association
Board of Directors Meeting
January 17th, 2015**

I. Call the Meeting to Order

John Thompson called the meeting to order at 6:33 p.m.

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

Others in Attendance:

Nate Smith, Avalanche Property

II. Minutes Approved

John Thompson made a motion to approve the September 1, 2013 Board of Director Meeting Minutes. Jon Faue seconded and all were in favor. Minutes approved.

III. Election of officers

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

IV. Discussion of Revised Rules and Regulations

Claire discussed the changes that are being suggested to the attorney, Wayne Brown. Two changes were discussed #1 and #7 which related to getting board approval in advance for structural alterations to a unit. The group discussed the meaning of internal versus external alterations. Claire checked the Snowbridge Square website and read the remodeling rules aloud. Claire will see if you can take out or alter anything in relation to simple internal alterations. She will check with Wayne. The board discussed and decided to approve changes as Wayne recorded in #1 and #7 at this time. John Thompson moved that the changes be accepted. Claire seconded. All approved. Next the board discussed #9 regarding pets, specifically, 9d. Claire moved to change the wording that a "pet must be under the control of a person when not in their unit" to read that a "pet must be under voice control of a person when not in

their unit". Jon Faue suggested adding "If necessary property management may require a dog to be leashed". Claire will check Wayne on verbiage, but all agreed to the potential change. The last regulation discussed was #15 with respect to storage units in the in the garage and their approximate size. All agreed to keep the wording the same.

V. Discussion of Revised Bylaws

Claire reported that she has had several discussions with Wayne Brown and is still waiting for some questions to be answered. Jon Faue mentioned he had reviewed the changes and said the final version looks clean. It was decided to wait for Wayne's revisions and for answers to Claire's questions. John T. and Jon F. will review the proposed Bylaw changes to help Claire. Claire relayed that some items need clarification.

VI. Other Business/Building Projects Update

- a. Nate indicated he had received a bid of \$297,000 for complete demolition and construction of the stairwells. He discussed that he has a bid in progress to rebuild the current stairs. He said we need a new plan that is code acceptable. He offered to reinforce the old stairs in order to buy time. Jon Faue said we are waiting on the architect's plans and once received, another board meeting should be held about replacing, reconstructing and repositioning the stairs closer to building due to steepness. The stairs are pitched wrong and exposed to the elements. The board discussed a \$200 code study to see what needs to be done.
- b. Nate submitted to the board a bid from Todd Goode for the gutters and heat tape for \$22,000. Nate requested the option to get a bid from Pat indicating that we buy the material and Pat will perform the job. Nate indicated that the original bid in hand is for everything. He also mentioned the bid is for 6" gutters and John Thompson asked if we could do 3" gutters and save a lot of money. Nate said we could try, but disagreed.
- c. Nate submitted a bid for the concrete walkway by the west stairs. Bid 8,190.00.
- d. Nate submitted a bid for the roofing project (over 206-208) which is over \$60,000.
- e. John T. and Nate discussed putting the rubber mats at all the building entries. The board discussed that all recommended changes including the mats should be laid out with their respective costs to be able to vote on them all at the next board meeting.

VII. Discussion of 2015 Budget

After much discussion of all items mentioned and in consideration of exceeding budget operating expenses in 2014, Jon Faue made a motion to increase member dues by 9%, effective 2nd quarter, 2015. He also reminded the board that most associations increase their dues annually by about 3% and we have not had an increase since 2008. John Thompson seconded. All approved.

VIII. Other Approvals

Jon Faue made a motion to approve the roof project in the amount of \$60,250.00. Claire seconded. All Approved. Claire made a motion to approve the gutters and heat tape project in the amount of \$22,000. Jon Faue seconded. All approved. The board deferred at this time on the entry lobbies mats and the concrete bid. The board discussed the ski pass incentive and decided to keep it the same, one per board member.

IX. Adjournment-

John Thompson made a motion to adjourn the Board Meeting at 8:32p.m., Claire seconded. All agreed.