

Snowbridge Square Homeowner's Association

Board of Directors Meeting Minutes

Saturday, January 20th, 2018

I. John Thompson, President, called the meeting to order at 4:40pm at A-Lift Pizza.

Board members present:

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

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

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

Harry Mosgrove, Commercial Units (Commercial space representative)

Board members absent: (other than board member homeowners)

Gary Harmson, Commercial Units (Commercial space representative)

Guests Present:

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

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

Dave Neff, Unit #210, employee unit owner

Bruce and Diane Weid, Unit 107 homeowners

II. Approval of 2017 Board Meeting Minutes, January 7th, 2017

Claire made a motion to approve the board meeting minutes from January 7, 2017.

John seconded the motion, approved.

III. Election of Officers:

John made a motion to keep all existing board member positions the same for 2018,

Harry seconded, approved.

IV. Other Business:

- John initiated the discussion follow up of building project items from the homeowner meeting beginning with the garage drains. Dave Neff discussed there are large amounts of water to deal with. He suggested trying to mitigate the amount of inflow by directing away and adjusting gutters mainly

through the garage door. John asked if it were possible to rearrange and take a grated channel or carve a hole in the pavement and then have a concrete gutter to divert? Dave said he would consult on this project. John asked how often the garage floods. Nate said any good amount of rain will cause it. Bruce asked if you could just build one? Nate said you would have to re-route all the drains and it would be like putting a lipstick on a pig, not really solving the problem. Claire asked about putting in a new dry box and Nate said that would entail tearing out trees, etc. and would most likely require an assessment.

- The board conversations moved to the deck railings. Claire asked if they could be tilted for rain. Nate mentioned he would check but they would come standard 7 ½ inches wide in bulk order for \$9,000.
- Nate had received a bid of \$27,000 for the main stairwell only for labor only for the cosmetic fix of the peeling and rust (sample area). Harry mentioned before making that motion, the drainage problem should be fixed, and we need a consultant. John asked if Nate could contact the county civil engineers since we have three or four problems with drainage. It was decided to put the stairwells and railings on hold until the drainage issues are solved. Nate will bid out the garage, talk with Dave, exclude gutters for now as it adds to the problem, only bid out pumps and a trough in front of the garage door.
- Jon asked about the metal siding and how many more feet are needed. Nate said double the amount already completed. Again, this will be tabled for now.
- The anti- skid coating for the west stairs still needs to be done at a cost of 10,000. Nate will get a bid for the west stairs and a separate bid for the concrete walkways on levels 1 and 2. Again, waiting on solving drainage issue first. Harry asked about the legality of all the stairwells and Nate said we are all ok and the county has approved all stairwells.
- Discussion of the 2018 budget by Jon: Jon made a motion to increase operating dues by 3% beginning April 1, 2018, John seconded, approved.
- The board discussed raising reserve dues on a regular basis. Harry made a motion to keep reserve dues the same for 2018, Jon Faue seconded, Claire opposed but motion was approved.
- Lastly it was decided again to give each board member one Copper Mountain ski pass.

V. Adjournment:

Jon made a motion at 5:25 pm to adjourn. John seconded, meeting adjourned.