

**SNOWBRIDGE SQUARE
BOARD MEETING
5/23/2007 MINUTES**

Meeting was called to order at 9:05am on Wednesday, May 23, 2007 by board president John Theisen.

Attendees:

John Theisen – President, residential representative
Robert Harmsen – Commercial representative
Claire Carren – employee representative
Gary Harmsen – Commercial representative – proxy to Robert Harmsen
Kathryn Anderson – Property Manager, bookkeeper, secretary
Jason McMullen – Unit #110
Nathan Schmidgall – Unit #112

Motion to approve the minutes of the 3/14/2007 meeting by Robert Harmsen and seconded by Claire Carren.

Robert Harmsen – abstain
Claire Carren – approve
John Theisen – approve
Gary Harmsen – approve by proxy

Motion to approve the minutes is approved.

Motion to approve the 2007 budget by Robert Harmsen and seconded by Claire Carren. Discussion – none.

Roll call vote:

Robert Harmsen – yes
Claire Carren – yes
Gary Harmsen – yes by proxy
John Theisen – yes

Motion to approve the 2007 budget is approved.

New business:

- 1) Roof replacement
Robert Harmsen explained that the lava rock was removed and replaced with rubber mats for protection. Would like to have an architect recommend specifications for all roof replacements to begin consistent repairs and replacements and guarantee quality and uniformity of bids. Robert will put together specs for the daycare roof and research hiring an architect to spec remainder of roofs.

Motion by Claire Carren and seconded by John Theisen to have Robert Harmsen contact architects to put together specs for roofs.

Robert Harmsen – abstain
Claire Carren – approve
John Theisen – approve
Gary Harmsen – approve by proxy

Motion for Robert Harmsen to contact architects for specs for roofs is approved.

Motion by Claire Carren and seconded by John Theisen to have Robert Harmsen put together specs for flat roof replacement over daycare and determine contractors for replacement.

Robert Harmsen – abstain
Claire Carren – approve
John Theisen – approve
Gary Harmsen – approve by proxy

Motion for have Robert Harmsen spec flat roof over daycare and hire contractor is approved.

- 2) **Boiler replacement**
John Theisen explained the boiler works but is old and expensive to operate. John described the two systems – 3 stage and single boiler. We have received bids from Tolin and Design Mechanical. Robert Harmsen suggested having the boiler tested for efficiency and making some adjustments to increase efficiency. Altitude affects efficiency. Again, we need to have specs. Remind owners to clean fin tubes in units for greater efficiency. Robert to conduct study for boiler efficiency and replacement.
- 3) **Doors**
John Theisen explained that many doors do not slide and lock or are not used. Employee unit doors have gaps, do not shut fully, difficult to open, snow blows in. More research is needed and again, specs developed.
- 4) **Sidewalk replacement**
Need more bids
- 5) Claire would like additional bike racks – larger in garage.
- 6) Discussion regarding storage for personal property – kayaks, e.g. Possibility of using storage room by Bobcat – Kathy and Claire will inspect.
- 7) Cabinet in each parking space for storage – need to be metal and uniform. Claire will contact all homeowners to find out who would be interested in having one.

Next meeting will be June 21 at 9:00CST. Claire requested meeting be moved to evening.

Motion to adjourn by Robert Harmsen and seconded by Claire Carren. Passed. Meeting was adjourned at 10:48am.