

**SNOWBRIDGE SQUARE  
BOARD MEETING  
6/21/2007 MINUTES**

Meeting was called to order at 9:10am CST on Thursday, June 21, 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

Motion to approve the minutes of the 5/23/2007 meeting by was moved and seconded. Request to add the words “sliding patio” to the door discussion.

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

Motion to approve the minutes of May 23, 2007 is passed.

Motion to approve the Fifth Amended By Laws was moved and seconded. Discussion – none.

Roll call vote:

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

Motion to approve the Fifth Amended By Laws is passed.

Motion to approve 18% finance charge for dues and assessment payments that are considered past due was moved and seconded. It was suggested that the motion be amended to say “up to 21%”. Discussion.

Roll call vote:

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

Motion to approve the finance charge of up to 21% is passed.

Old Business:

- 1) Day Care Roof – Robert Harmsen brought a roofing contractor to inspect all roofs and create specifications. There are eight (8) flat roofs with no uniformity. The employee roof needs attention but is not a priority. Priority of roof repairs would be #1-Day Care, #2-Chamber space, #3-Employee Housing, #4-Old AB Ski space. Robert will continue to get final estimates and specs from contractor.
- 2) Bike Racks – Motion to purchase one additional bike rack to be put by Tucker’s Tavern. Discussion. Motion failed for lack of a second.
- 3) Storage – Motion to permit storage cabinet a maximum of 2’ deep in parking space. Discussion. Cabinets will reduce parking spaces. Others feel there is enough space for 2’ deep storage cabinets for those who want them and are willing to pay for them. Storing large items such as kayaks and bicycles in individual spaces should be acceptable also. Suggestion to put storage

cabinet on unit decks. Possibility of building storage area. Prefer to have personal storage area. Question if users would pay for storage space. Motion failed for lack of a second.

- 4) Asphalt Parking Lot seal & stripe – Motion to have Kathy Anderson do additional research of paving and striping with John Theisen’s guidance moved and seconded.

Roll call vote:

Robert Harmsen – approve

Claire Carren – approve

Gary Harmsen – yes by proxy

John Theisen – approve

Motion to research further paving and striping is passed.

#### New Business:

- 1) Landscaping – Kathy Anderson explained the project. The Village at Copper, the Copper Chamber Association, Snowbridge Square HOA, and Harmsen & Dunn will partner to enhance the entrance from the bridge by creating landscaping on either side of the bridge, the triangle grass area, and the planter in front of the liquor store and the aspen tree area entrance.

Motion to approve up to \$10,000 toward the proposed landscape project was moved and seconded.

Roll call vote:

Robert Harmsen – approve

Claire Carren – approve

Gary Harmsen – yes by proxy

John Theisen – approve

Motion to spend up to \$10,000 on landscaping is passed.

- 2) Sidewalk replacement – discussion. Motion to accept the proposal from Columbine Concrete for \$53,000 to replace sidewalk and patio in front of Tucker’s Tavern was moved and seconded.

Roll call vote:

Robert Harmsen – approve

Claire Carren – approve

Gary Harmsen – yes by proxy

John Theisen – approve

Motion to replace concrete and patio is passed.

Next meeting will be July 20, 2007 at 9:00am CST.

Motion to adjourn was moved and seconded. Passed. Meeting was adjourned at 10:31am CST.