

SNOWBRIDGE SQUARE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 3, 2005
1:30 p.m.
Spruce Lodge Board Room

I. INTRODUCTIONS/DETERMINATION OF QUORUM

The meeting was called to order at 1:35 p.m. in the Spruce Lodge Board Room.

Homeowners present were:

Trey Malpass, #102	Bob Root, #204
John and Suzanne Thompson, #103	Tim and Linda Sue Hoops, #207
Peggy Tomcheck, #104	John Theisen, #208
Dave Whitehead, #106	Claire Carren, #210

Representing the commercial properties were:

Gary Harmsen
Bob Harmsen

Others in attendance were:

Gay G. Galligan, Galligan and Associates, Accountant
Steve and Judy Bowman, Copper Resort Chamber
Kathy Anderson, Snowbridge Square Liquors
Cathi Kneuper, Copper Vacations, Building Manager

Proxies were received for units 101, 105, 107, 109, 110, 111, 204, 205, and 304.
Between units represented in person and proxies received, a quorum was established.

II. REVIEW/APPROVE 2004 ANNUAL MEETING MINUTES

John Theisen informed those in attendance that in addition to the 2004 minutes, he had copies of the minutes from 2001, 2002, and 2003 in the event anyone wished to review them. Bob Root made a motion to approve the minutes of the September 4, 2004 Annual Meeting as presented. Clair Carren strongly disagreed with approving the minutes because they had not been circulated. John advised her and others the minutes were on file in the Manager's office. Clair continued to disagree with the approval of the minutes. Bob Root withdrew his motion and the approval of the minutes was tabled.

There was a brief discussion of the new Colorado Common Interest Ownership Act (CIOA) that recently went into law. This Act deals specifically with Condominium and other common interest ownership. Copper Mountain Property Owners and Lessees Association (POLA) has agreed to build a website just for the purpose of educating owners and disseminating information on this Act.

If you are interested in learning more about this new law before the POLA website is available on line, you may go to the Colorado Real Estate Commission website at <http://www.dora.state.co.us/real-estate/manual/ch04sub/ch04colo.htm> and read the Act.

III. FINANCIAL REVIEW

Gay Galligan presented the financial review. A copy of the report is on file in the management office. As of July 31, 2005, points of interest were:

1. Dues – Income was \$224,437.38 against a budget of \$231,978.47. This amount is lower than in previous years due to a 10% reduction in dues. This reduction was initiated in 2004 and has remained in effect. Metro District employee unit owes back dues. The association has attempted to request back records from the District without cooperation from District employees. Cathi Kneuper, as a Metro District Board member, offered to intervene on the association's behalf and get closure on this issue.
2. Lawsuit – the lawsuit that has been ensuing between the association and the owner of unit #202 has been settled. The association recovered all back dues including interest, attorney fees, and court costs.

At the request of Dave Whitehead Gay agreed to certify the reports she submitted to the association as permanent record.

Tim Hoops made a motion to approve the financial report as presented. Bob Root seconded the motion and it passed unanimously.

IV. VISIT FROM INTRAWEST

Steve Paccagnan, Copper Mountain Resort Chief Operating Officer; John Wheatly, Director of Development; and Laura Goode, Intrawest Public Relations joined the meeting in progress to offer resort information and answer questions from those in attendance. Points of interest were:

1. Density – The current PUD allows for the construction of 700 additional units. In the new proposed PUD amendment Intrawest will request from the county the ability to construct an additional 640 unit. This would be a total density of 1,343 new units.
2. Parking – A new center village parking lot will be constructed on the site of the fourth hole of the Copper Creek Golf Course. This will be a paved, lighted, and landscaped parking lot. Because of the prohibitive costs associated with building a parking structure, there is not a provision in the proposed PUD for this. The county requires Copper Mountain Resort to provide 2666 parking spaces for day visitors. With the addition of these new spaces and some additional future parking development, Copper Mountain will eventually have 4,200 parking spaces for day visitors. Copper Mountain will no longer park cars on Copper Road for overflow on extremely busy days. They do reserve the right to park the 400 cars on the road for special event parking but that will be very limited. Last year Copper Mountain parked cars on Copper Road 9 days.
3. Copper Road – Copper Road will become a four-lane road. The shuttle lane will be eliminated with the exception of the short distance between the entrance of the resort to Wheeler Place.

4. Copper Creek Golf Course – Intrawest is planning to redesign the existing golf course. It is their plans to make Copper Creek a first class Executive Course. Retain the full 18 holes, redirect some holes to prevent damage to homes and buildings, considerably shorten the course while vacating some parcels of land that can be used for other development.

To see the entire proposed PUD amendment plan, you are invited to visit Intrawest Development's website at www.copperliving.com.

V. PRESIDENT'S REPORT

John Theisen began his report by telling the membership how pleased the association is with Alpine Bank. The association transferred bank accounts from Frisco to Alpine to show support for this local business. Even in the short period of time the accounts have been with the new bank, Alpine has offered our association preferred services.

John announced that there are no upcoming scheduled assessments this year. The association is financially healthy. Earlier assessments were required for a \$240,000.00 exterior renovation; a \$180,000.00 roof project; and most recently the \$100,000.00 structural repairs to three of the exterior stairwells. The building is in good repair. There is over \$135,000.00 in reserves with current assets in amounts over \$200,000.00. There was discussion that the membership might see another decrease in dues.

Clair Carren questioned the logic behind lowering dues, which could reduce the increase in association reserve balances, and encourage assessments to cover unexpected projects and major repairs. She supports the notion to keep the dues, as they are to grow the reserves and discourage future assessments. She asked for a show of hands from those in attendance who agreed with her. Bob Harmsen responded that from his involvement with other Homeowner Associations (HOA), he has learned there will never be consensus in any HOA because there will always be homeowners with differing opinions on this issue.

Trey Malpass spoke to the effect higher than average dues have on the marketability of a Snowbridge Square unit when trying to sell. Buyers find the higher dues unappealing.

Suzanne Thompson shared that she and her husband recently sold their condo in Copper One Lodge and bought the one at Snowbridge Square. When they combined their monthly dues with the monthly Village Company assessment, dues between the two buildings were comparable and not higher than average.

The next discussion was a probable building infrastructure issue. As a result of a recent water leak into Team Summit, severely corroded infrastructure pipes were uncovered. Both John Theisen and Bob Harmsen identified this as an indication that more of the original cast iron pipes could be deteriorated and failing.

Dave Whitehead suggested that the association have a professional assessment to look into the pipes so the association can get an idea of how bad the problem is and to get an idea what repair costs could be. It was not decided that this assessment would be performed, however Dave agreed to be included in a committee with John Theisen to study the needs and assessment of the aging building.

John Theisen asked if the Chapel Foundation was asking for donations to their scheduled on-mountain Nature Center. Cathi Kneuper answered that they were. On behalf of the Chapel Foundation, Cathi asked if the association would consider a donation. Intrawest had generously offered to match funds, dollar for dollar, for any donations secured during the Homeowner Weekend.

John Theisen suggested the association donate \$500.00. Bob Root made the motion to donate \$500 to the Chapel Foundation for the Nature Center. Tim Hoops seconded and the motion passed unanimously.

Gay Gallagher thanked everyone and excused herself to attend another meeting.

VI. OPERATIONS REPORT

Cathi Kneuper presented her Operations Report. A copy that report is attached. Points of interest were:

1. Copper Vacations performance – management personnel were virtually on site 24 hours a day, 7 days a week. Todd Winegar, resident building manager, lived on site and performed all the physical tasks. Cathi Kneuper was also on site 7 days a week for most of the winter and interacted with owners, commercial tenants, and guests.
2. Water overage – it is believed the major source of water overage has been identified and measure are being taken to correct it.
3. Snow removal - this winter was a heavy snow year. Snow was removed as needed and timely to accommodate the commercial businesses.
4. Painting – interior and exterior is on going year round.
5. Roof leaks – part of dealing with flat roofs. Leaks this year over Alpine T-shirt, Snowbridge Liquors, AB Sport, and the Pumpkin Patch. All were repaired.
6. Water leaks – there were two major water leaks this past year. Residential unit #108 had a heat pipe leak into Pumpkin Patch, which resulted in having to relocate the operation for approximately 2 weeks. Second was a leak from a sewer drain pipe into Team Summit. It took about a week for this leak to finally get identified be repaired.
6. Spa heater – replaced in March.

7. Trash removal – signed new contract with Waste Management resulted in an annual savings of \$3,200.00.

8. Roofs and structural damages – roofs above residential units #304 and #305 were replaced in January and all water leakage has stopped. Structural rafter damage was uncovered in the roofing process. The necessary structural repairs will begin in September and be completed prior to ski season.

9. Back-flow device – as mandated to all residential and commercial buildings by the Copper Mountain Metro District, Snowbridge Square's was installed, tested, and certified this past winter.

Many thanks to Bob Root, Bob Harmsen, and Kathy Anderson for all the time and work they put into the maintenance and upkeep of Snowbridge Square.

VI. BOARD MEMBER ELECTION

The Board of Directors consists of two residential representatives, two commercial representatives, and one employee unit representative. There are 18 residential units and 8 employee units. Only 7 employee units have voting power. The association owns 1 unit and they refrain from voting.

Brad Eckart was the employee unit representative until he sold his unit in February. John Theisen nominated Clair Carren for the employee unit representative. Gary Harmsen seconded the motion. With employee unit proxies and membership in attendance a majority was established and Clair was elected.

Gary and Bob Harmsen are the sole owners of the commercial space. They both agreed to stay on the Board as the commercial representatives.

John Theisen and Bruce Ebert were the residential representatives. Bruce Ebert sold his condo in January. John Thompson was appointed as the interim representative. John Theisen nominated John Thompson for one of the residential representatives. Trey Malpass seconded the motion. With residential unit proxies and membership in attendance a majority was established and John was elected.

Dave Whitehead nominated John Theisen for the other residential representative. John Thompson seconded the motion. With residential unit proxies and membership in attendance a majority was established and John was elected.

VII. OTHER BUSINESS

Dave Whitehead requested a confidentiality policy for the association. A commercial tenant solicited him at an address he claims only the association has for his contact information and he does not want his name or address released to anyone. It is not known how this particular business owner obtained his information, however it was agreed that no owner information will be released outside the needs of the association.

VIII. ADJOURNMENT

With no further business, Bob Harmsen made a motion to adjourn. Dave Whitehead seconded. The meeting was adjourned at 3:40 p.m.

Respectfully Submitted, September 5, 2005 by:

Cathi Kneuper
Association Manager

Attachments:

Sign-in Sheet

Proxies

7/31/05 Income Statement

7/31/05 Balance Sheet

2003 – 2004 Comparative Income Statement

Operations Report

Water Readings 10/01/04 – 8/27/05

4 letters of commendation

Approved By: _____ Date: _____