

**SNOWFLAKE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
SEPTEMBER 4, 2010**

Call To Order

The meeting was called to order by Leo Bennett, at 2:25pm, following the annual meeting.

Board Members Present

Leo Bennett
Jim West
Nancy Barnett

Others Present

Tom Malmgren

Board Member Absent

Steve Misch

Election of Officers

Leo Bennett – President and Treasurer
Jim West – Residential Vice President
Nancy Barnett – Secretary
Steve Misch – Commercial Vice President

As a reminder, Tom Malmgren writes the minutes on behalf of the secretary and the president signs off on them. Leo will go through the ByLaws to bring them up to date. They still refer to leaseholds. One change to consider would be to have 4 residential board members and 1 commercial member, to be more in proportion with interest in the common areas, and have a better chance of sustaining a full board.

New Business

A motion to adopt the Double Play option for cable and internet through Resort Internet at the Snowflake complex was made by Jim West and seconded by Nancy Barnett. The motion passed unanimously. The board understands that a critical mass must be reached for the conversion to take place.

2011 Remodel

It will be important to get contracts lined up so work can begin immediately when the lifts close. Tom has not seen the bid from the plumbers at \$4,900 for the second floor shut off valves. The electrical is estimated in the \$13 – 15,000 range and includes switches and night-timed cans over each door and all fluorescent lighting to be energy efficient. It's important to get contractors who will still be here next year. Nancy noted they have been using a 10 item scoring list for bids, not just going by the lowest amount. Order of work: 1. Asbestos, 2. Shut-off valves/ Plumbing, 3. Heaters, 4. Dry wall, 5. Electric/Lights

Exterior Painting this fall

\$5,700 was budgeted for touch up painting. It should be done this fall. The Golf Pro Shop is responsible for their exterior and interior walls, but Tom noted it probably isn't in their current budget. Power washing didn't take off the old paint, so the paint on the concrete and metal should be sandblasted—Tom will get a bid for that. The brown band around the building is in

the worst shape, especially on the north side by the commercial sites. Tom will get quick bids from Todd Francisco and Paulie Werner, and a decision will be made by email.

Heaters

Tolins's bid is \$28,700 for Brand X and includes only the heaters and installation, no drywall repair. Snowflake currently has a contract with Tolin for preventative maintenance on the boilers.

Rich Kavina of Alpine Home Solutions was the highest bid at \$49,000, but included everything. It makes sense to do the heaters when the plumbing in the 2nd floor hallway ceiling is being done next spring, when the heat will be off anyway.

Insurance

Tom renewed the policy on September 1st, and it includes the terrorist coverage again this year.

Manager's Contract

The contract automatically renews unless terminated. Tom attends the meetings and writes the minutes, though this is not stated in the current contract. Tom is on call all the time and responds to problems if needed. The resident manager has no set hours, but must fulfill the duties in the job description, which Tom will attach to the contract in the future. The contract states the management company has a \$1,000 limit on expenses, but Tom noted in an emergency he may need to exceed that amount. Tom holds back 10% of any contract final payment to make sure all the work is completed properly. Carbonate has the use of 2 storage closets at Snowflake, and these should be listed in the contract.

Security System

It is hard wired in the common areas. CO detectors can be heard in the halls, and the managers should replace batteries to eliminate the chirp/beep. The stickers on the electric room/storage areas are required by the Fire Department so they know there are no people there. Nicer stickers are available. Association dues should cover fire extinguisher checks annually for each unit and common areas.

Website

Leo wanted it up and ready for the annual meeting. The HOA is paying Kyle Smith \$250 to set it up. Tom suggested the board look at Anaconda's website as an example, and Snowflake's will soon be similar.

Casper Window in #405

Leo sent them the window replacement company's contact information. The precedent has been set with the 3.5' slider in already.

Future Board Meeting Dates

Tom noted that he appreciated that the Snowflake board held meetings during daylight hours. Meetings are set on the second Mondays of quarterly months at 1pm: November 8, 2010; February 7, 2011 (this date was subsequently changed to February 14,); May 9, 2011;

Preliminary Budget to board in late May, then June 6, 2011; September 3, 2011 after the annual meeting.

The board suggested that next year's annual meeting be set for 1:00pm, to allow more time to attend the State of the Resort and participate in the question/answer session with President, Gary Rodgers.

There being no further business, the meeting was adjourned at 4:00pm.

Respectfully Submitted,

Accepted,

Thomas J. Malmgren
Managing Agent

Leo Bennett
President