

**SNOWFLAKE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JUNE 14, 2010**

Call to Order:

The meeting was called to order by Rich Hakkarinen, president, at 10:05 AM per the predetermined time and date established at the last board meeting.

Board Members Participating:

Rich Hakkarinen
Jim West (via telephone)
Nancy Barnett (via telephone)

Board Member Absent:

Steve Misch

Others Present:

Leo Bennett
Joan Bennett
Tom Malmgren

Approval of prior meeting minutes:

The minutes of the May 10, 2010 board meeting were accepted as written and distributed.

Financial Report:

Leo Bennett, chairman of the finance committee, summarized the e-mails that he had previously circulated to all board members. The proposed budget reflects a 2.1% increase in association dues. The Operating Budget remains the same as last fiscal year and the Reserve Fund Budget has an increase of \$4,674 from last year. Leo noted that this will bring the reserve up to where it needs to be and in future years keeping up with inflation will be the probable increase required.

Jim West moved that the budget, as proposed and recommended by the Finance Committee, be adopted. By adoption of the budget the board accepts the Reserve Plan as submitted at the prior meeting. This motion was seconded by Nancy Barnett and passed unanimously.

It was noted by the board that the current fiscal year expense for painting will be expensed in the operations budget. The same will be true for the cost of the Reserve Study paid to Aspen Reserve; i.e. expensed in operations.

The board confirmed that they had previously adopted the recommended Standard established for windows at the Snowflake Condominiums. These standards were the result of the Window Committee's analysis and recommendation.

Manager's Report:

Tom Malmgren reported that the windows in unit 203 and the common areas have been completed. He noted a couple of small punch list items that he will communicate to the contractor prior to final payment being made.

Tom also reported that Wendell and Cheri have purchased and planted flowers. With the current weather (snowing) it is hoped that we will not lose any of the plantings due to cold weather.

A leak of unknown origin is being pursued in the soffit of the garage, directly beneath unit 212.

Tom briefly reported on his analysis of the Condominium Declaration and Condo Map as they describe maintenance responsibility for general and limited common areas at the complex. The board will continue to study this as it impacts certain Limited Common Elements adjacent to commercial spaces.

Renovation Committee:

No update was reported.

Old Business:

Tom reported that there are at least four cracked doors that he has reported to the door company/dealer. He is awaiting follow up from Alpine Lumber, the company that took over the prior door company dealer, Mile High Trim.

Heaters in Common Areas: Tom provided another bid for replacement of the common area cabinet heaters. Rich directed Tom to pass all current bids onto Vince Stanik, who created the RFP on behalf of the HOA. The board will seek Vince's recommendations and try to implement replacement before fall.

The website continues to be worked on and Tom stated the Kyle Smith of Polymath Computer Solutions is continuing to work on the update to the association's website.

The management contract between Carbonate and the Snowflake HOA was circulated by the president to the other board members. To date he has not had any feedback and thus no progress has been made. Jim West volunteered to spearhead continued discussions to finalize this review.

There has been no further progress in discussing paint colors for the exterior of the complex. Darci Peet, unit 403, volunteered to assist with this effort once they arrive at Copper for the summer.

Rich stated that he has followed up with a couple of TV providers seeking their interaction with the Copper Mountain Consolidated Metropolitan District to make the Denver network channels available in HD format. No progress has occurred as of this date.

New Business:

Leo Bennett stated that he had made some initial observations regarding internal controls during his February analysis of management practices. He has not had time to follow up on those and did not feel this was an urgent matter.

Tom reported that the annual meeting will be held at the new Copper Mountain Metropolitan District Building (new fire house), in the community room.

Joan Bennett stated that she would like the HOA to pursue a location for a sun deck that could be utilized by the owners at the Snowflake complex.

Next Meeting:

No date was established for the next meeting. However, once paint color recommendations and heater proposal analysis have been received the board will meet to review or communicate via e-mail.

Adjournment:

At 10:45 AM, Rich Hakkarinen moved to adjourn. Seconded by Jim West and passed unanimously.

Respectfully submitted

Accepted,

Thomas J. Malmgren, Managing Agent

Rich Hakkarinen, President