

SNOWFLAKE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
SEPTEMBER 3, 2011
AFTER ANNUAL MEETING (3:30 p.m.)

CALL TO ORDER

The meeting was called to order by President, Leo Bennett at 3:20p.m.

ELECTION OF OFFICERS

The directors voted to retain the same officers as the prior year: President and Treasurer, Leo Bennett; Residential Vice President, Jim West; Commercial Vice President, Steve Misch; Secretary, Nancy Barnett.

APPROVAL OF PRIOR MEETING MINUTES

Approval of minutes from May 17, June 2 and July 14, 2011 delayed until next meeting.

REACT TO ANNUAL MEETING/PROJECT REVIEW AND ACTION

Displaced residents: Tom will see if owners in other buildings will allow them to stay in their units for the times no one is allowed in the snowflake building. This could be up to 2 weeks for Bender's and the Peet's and Wayne, Cheri and Todd for 7 nights. The Homeowners Association would pay for cleaning expenses. *(Note on 9/19/11: Units are available at reduced rent to the HOA with landlord paying cleaning.)*

MANAGER'S UPDATE

4TH FLOOR WINDOWS: Tom thinks the leak is from the 5th floor, so he doesn't want to do finish work until the leak problem is solved. This should be able to be done in the next 2-3 weeks. Any materials removed should be treated as if they contain asbestos.

Attorney: No update still waiting for his response.

Garage Door: Will be removed in the next 30 days.

Traffic Gate next to Foxpine Inn: Tom Malmgren was asked to follow up with Copper on this as it is theirs.

OLD BUSINESS

The attached email motions, 2012-1 through 2012-8, are hereby made a matter of record. Motion by Jim West; seconded by Nancy Barnett. Approved unanimously.

Reserve Fund: need a slow overhaul to get back to an acceptable level. 4 different roofs are maintenance problems: Need to put them back in the budget. Bill Steele told Barney we could fix the perimeter instead of replacing the whole roof on the pro shop. Turner Morris will give us a bid soon.

Christy's: we'll fix the drywall after they shut the Pro Shop down for the fall and the roof is done. There's a report from Charlie Payne that Christy's has no asbestos—we should get it on file. Tom thinks the leak is from the skylights. They'll water-test the roof and skylights for leaks. Roof = HOA. Skylights = Copper

MEETING DATES for 2011-2012

November 14, February 6, May 21 (to approve budget so won't need a June meeting). Meetings will be held in the IT conference room at 10:00 a.m. unless otherwise announced.

NEW BUSINESS

Motion made by Leo Bennett, Resolved, a Special Assessment in the total amount \$30,000 shall be levied on all owners, with each owner's assessment being the same percentage as used to calculate dues. The assessment may be paid over four quarters, with payments of a least 25% of the assessment due on November 15, 2011, February 15, 2012, May 15, 2012, and August 15, 2012. Seconded by Nancy Barnett, carried unanimously.

ADJOURNMENT

Jim West moved to adjourn at 3:45p.m., seconded by Nancy Barnett. Unanimously passed.

Respectfully Submitted,

Accepted,

Thomas J. Malmgren

Leo Bennett

Thomas Malmgren, Managing Agent

Leo Bennett, President

SNOWFLAKE CONDOMINIUM ASSOCIATION

Email Motions – Fiscal Year Ending 2012 Through 9/2/2011

Email Motion 2012-1 – Lobby Carpet:

Resolved, that the bid by Kozy Komfort to install our extra carpet in the lobby for \$463.68 is accepted, with the provision that the entire lobby is to be done, even if it requires a minor discontinuity in the pattern.

Submitted by: Leo Date: 7/25/2011

Adopted: 4 yes, one abstain. Date: 7/25/2011

Email Motion 2012-2 – Award Contract for Ceilings Project:

Resolved, the proposal by Reconstruction Experts in the amount of \$76,259.55 in response to our invitation to bid on our 2nd and 5th floors asbestos, plumbing and ceilings project is accepted, and the President is authorized to enter contract accordingly.

Submitted by: Leo Date: 7/26/2011

Withdrawn by: Leo Date: 8/2/2011 Replaced by: 2012-4

Email Motion 2012-3 – Architect for Ceilings Project:

Resolved, the proposal for Architectural services submitted by Tom Peterson regarding fire break analysis and design to meet Summit County Building Department requirements is accepted.

Submitted by: Leo Date: 7/26/2011

Withdrawn by: Leo Date: 8/2/2011

Email Motion 2012-4 – Award Contract for Ceilings Project:

Resolved, the bid from Reconstruction Experts dated August 1, 2011 in the amount of \$80,559.55 (including calibrated brass balancing valves) is accepted, and the President is authorized to enter contract. Furthermore, \$82,500 is appropriated from capital reserves for that project.

Submitted by: Leo Date: 8/2/2011

Adopted: 5 yes, 0 no Date: 8/9/2011

Email Motion 2012-5 – Accept 204 roof bid

Resolved, the proposal dated August 8, 2011 by Turner Morris Roof Systems to install a standing seam metal roof over 204 for \$10,025 (including Option 1) is accepted, and a capital appropriation in that amount shall be made to the 'Wood Shake Roof – Replace' component account.

Submitted by: Leo Date: 8/10/2011

Withdrawn by: Leo

Date: 8/13/2011

Duplicates motion adopted at 7/14 meeting.

Email motion 2012-6 – Approve proposal by exterior committee

Resolved, the " Snowflake Exterior, long-term Color Program proposal and project phase proposal-summer 2011" by Barrney & Darcie Peet is approved, and they are encouraged to proceed with the summer 2011 phase to the extent that their time and the budget allow.

Submitted by: Leo

Date: 8/20/2011

Adopted: 5 yes, 0 no

Date: 8/22/2011

Email Motion 2012-7 – Appropriate funds for Summer 2011 Exterior work plan.

Resolved, \$9,000.00 is appropriated from unappropriated reserves to the Exterior component account to fund the work proposed by Barrney & Darcie Peet.

Submitted by: Leo

Date: 8/22/2011

Adopted: 5 Yes, 0 no

Date: 8/22/2011

Email Motion 2012-8 – Approve payment of Lightning Mobile Invoice

I move that the invoice for \$1,960.00 from Lightning Mobile, Inc. be approved for payment.

Submitted by: Leo

Date: 8/31/2011

Adopted: 5 Yes, 0 no

Date: 9/2/2011