

**SNOWFLAKE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINTUES
July 14, 2011**

Call to order:

Leo Bennett, president, called the meeting to order at 11:05 AM. The meeting was conducted by telephone conference call.

Board Members Participating

Others:

Leo Bennett
Jim West
Nancy Barnett
Steve Misch
Susan Byers

Tom Malmgren (Absent)

Roof bid, replace shakes over 204

Leo reported that he had received strong input to install a metal roof, and not asphalt. There was general agreement. Jim West moved that we accept the bid by Turner-Morris roofing in the amount of \$9,825 to install a metal roof over unit 204, and to do a capital reserve appropriation of \$10,000 for the purpose. Nancy Barnett seconded. The motion was approved unanimously.

Wall repairs under 4th floor windows near elevator

It was agreed that these leaks are not the responsibility of the contractor who install the new windows, but were a pre-existing condition. The Property Manger should get the recommendations of the window installer and others regarding repairing these leaks.

Discussion with Jerry Orton, Attorney

A discussion has begun with Jerry Orton, Attorney, regarding the discrepancy between the Percent Interest in Common Elements table in the CCR's and the (different) table in use since 1999, which was intended to have been included in the 1999 amendment. He will provide an assessment of our situation with action alternatives.

Asbestos, Plumbing and Ceilings

Three bids were received for the 2nd and 5th floors asbestos/plumbing/ceiling/lighting project. Two were very high and have been declined. The third, from Reconstruction Experts, was in the expected range. Leo has requested clarifications on several points in the proposed contract and the proposal. If/when these changes are accepted, Leo will

submit an email motion to accept the bid. Work would start on September 12, and finish by the end of October. The expected project cost (bid plus excess over allowances) is expected to be around \$85,000.

Current Reserve Plan

The Reserve Plan after the proposed \$30,000 assessment, two roofs, and planned exterior work will be just adequate to continue with planned work over the next few years. However, a requirement to do concrete repairs on the southeast side of the building has arisen, and the initial bid is quite high. There is no reserve for that work. Leo will try various changes to the Plan to try to accommodate that work, since a safety hazard is involved.

Annual Meeting Package

The board reviewed and discussed Leo's proposed annual meeting package. There was a great deal of discussion about whether special assessments exclusively for the interior of the residential building should be levied on the commercial units. The consensus was that such assessments should not be levied on the commercial units, but that no further differentiation of assessments should be considered. There was also a sense that the financial structure of the Association needed to be improved to facilitate differentiation of commercial only, residential only, and total Association items. Except for this discussion, the package was approved without change.

Commercial Parking

Susan raised the question of parking for C1 (Christy's store, golf shop). It seems that many years ago two C parking spaces were converted to storage sheds. Susan will research the situation and may propose restoring the parking spaces.

The meeting was adjourned at 11:55 a.m.

Leo Bennett

Leo Bennett, President