

**SNOWFLAKE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINTUES
June 2, 2011**

Call to order:

Leo Bennett, president, called the meeting to order at 11:00 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

Invitation to bid:

Leo presented the updated invitation to bid package for the asbestos/plumbing/ceiling/lighting project for floors 2 and 5 to the board for comment. After discussion, Jim moved to accept this as a final and circulate it to the five general contractors who have expressed interest. This motion passed unanimously and the final invitation to bid will be circulated to contractors immediately.

Annual meeting package:

Leo asked the board for positions regarding presentation to the membership at the annual meeting of a \$30,000 special assessment. The unexpected implications and expenses of having to deal with the asbestos in the hallway ceilings created this expenditure. After discussion Nancy moved that the annual meeting package include a request to the membership to approve this \$30,000 assessment. It was noted that the board could implement this assessment without member approval, but all agreed that a full explanation and member endorsement be pursued. The motion was seconded by Jim and passed unanimously.

Assessment distribution:

Leo reported that through the budget analysis for the upcoming fiscal year that he realized that the association is collecting dues based upon an actual square footage allocation vs. following the percentage share of ownership outlined in the condominium declaration. Technically correct but not legally correct. This goes back many years to when commercial spaces were expanded but the documents were not updated. When the land lease buyout was completed in 1999 this was an oversight when the declaration was amended. Leo suggested that the board authorize the property manager to engage the

services of an attorney to analyze our situation and provide guidance. Until such time the dues will be billed as they have been and voting at the annual meeting will follow the same formula.

Roof bids:

Tom reported that he is still awaiting additional roof bids. The board instructed him to continue to obtain at least one more bid, but if roofing companies do not respond to proceed with Roofing Services. (Part of the challenge is roofing contractors are reluctant to continue to provide bids but never get the work).

Landscaping bid:

The board authorized Tom to proceed with the landscaping work outlined in the proposal from Neils Lunceford Landscaping. This includes irrigation start up and fertilizing.

Lobby:

The board decided to not spend money on the lobby painting and re-carpeting at this time, but rather wait until the lobby renovation occurs.

It was discussed that the membership wants to see some progress and it is hoped that the continued media blasting and exterior painting will happen this summer to satisfy this objective.

Adjournment:

There being no further business the meeting was adjourned at 11:35 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren

Leo Bennett

Thomas J. Malmgren, Managing Agent

Leo Bennett, President