

SNOWFLAKE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
SEPTEMBER 3, 2011
MINUTES
www.snowflakehoa.com

I. Guest Speaker

Jeff Adams of the Colorado Department of Public Health and Environment described the regulations regarding the handling of asbestos containing material (ACM), and the health risks associated with asbestos. He stressed that asbestos removal work must be done by a certified contractor and documented, so future owners know it was done properly. Jeff handed out a CDPHE Renovation and Demolition guideline. (attached).

II. Call to Order

The annual meeting of the Snowflake Condominium Association was called to order by President Leo Bennett at 1:45 p.m. in the Community Room in the Copper Mountain Metropolitan District building as per the notice to owners of record.

III. Roll Call and Certification of Proxies

Owners in attendance:

202 Wayne Eslinger
205 Bennetts & Curwens
207 Richard Hart
210 Copper Mtn Community Church (Stinky Steinbrink)
212 Chuck Mattka
302 Jim West
303 Rich & Kathy Hakkarinen
304 Stephanie Schacht
306 Simon Diver, Jane Bennett & Nancy Barnett
308 Carmen Iverson
311 Margie Mabry
401 Tom Golej
402 Vern Patterson
403 Barney & Darcie Peet
406 Bobbie Grett
407 Stephanie & Tim Bender
410 Richard & Sheila Komarek
411 Michael Grossman
503 Todd Francisco
C1 & C3/4 Susan Byers for Powdr - Copper
C-5 Steve Misch

Others Present:

Tom Malmgren, Managing Agent
Cheri Poruznick, Resident Manager

Proxies were presented for nine units: 206, 209, 409 for Leo Bennett; 208, 309, 405, 502 for Stephanie Bender; 408 & 501 for Tom Malmgren.

With twenty three units present and nine represented by proxy, 7,777 votes were present. The quorum requirement is that 2,459 votes of the 9,831 total votes must be present or represented by proxy. With 79% of all votes present in person or by proxy, a quorum to do business was established.

IV. Proof of Notice of Meeting or Waiver of Notice

Those present acknowledged receiving notice of the meeting.

V. Reading and Approval of Minutes of Previous Meeting

Knowles Curwen moved to dispense with the reading of the previous annual minutes and accept them as written. Seconded by Mike Grossman. Approved unanimously.

VI. Owner Recognition

On behalf of the Executive Board, Leo Bennett presented Certificates of Appreciation to Tom Golej for his time and effort in the last 2-3 years understanding the plumbing at Snowflake, and to Barrney and Darcie Peet for their leadership and time devoted to improving the exterior appearance of the building and grounds.

VII. President's Report

Leo introduced Susan Byers, the new commercial board member representing C1, C3 and C4, commercial space owner by Copper Mountain.

The Bylaws have been updated to remove outdated lease language, to add email as an official method of communication and to include a provision for owners to remove a director.

The website development has been de-emphasized because only 1 owner responded to Leo's March request to call him for a password to view the owner's area.

The TV and Wi-Fi conversion is complete through Resort Internet.

Please remember that the HOA now has renovation rules which require approval before any remodeling.

A proposal by the Copper Mountain Resort Association (CMRA, aka 'the Copper Chamber') was presented at the POLA meeting. The proposal is to make improvements in infrastructure management, inner loop transportation, security and marketing. To fund the improvements, the proposal calls for at resort wide 3% retail surcharge, an additional 1% surcharge on lodging, and an increase in home owner dues of 250%, to be used for non-marketing improvements. Annual homeowner dues for a studio unit would increase from \$19 to \$67, for a one bedroom unit from \$35 to \$123, and for a two bedroom unit from \$50 to \$175. CMRA homeowner dues are billed on an individual unit basis and are collected by the HOA and forwarded to CMRA.

There is also a proposal to change the composition of the CMRA Board of Directors. The proposal is to expand the board to nine members, with East Village, Center Village and West Village each having one residential and one commercial member, and POLA, the Village Company and the Metro District each appointing a member.

These proposals will be voted on by CMRA members in September by mail ballot. Members have one vote per dollar of dues paid.

VIII. Treasurer's Report

Leo reported this has been a good operating year, with a surplus of \$8,900. \$2,100 in late fees was collected. However, maintenance was over budget. The Board changed the structure of calculating dues without changing the amounts owed.

IX. Managing Agent's Report

Tom Malmgren reported that the Board has been busy identifying issues, challenges and problems; Darcie and Barney have been very helpful with this process. It has taken a lot of time for meetings and research.

Due to leaks, the roof over the Call Center was replaced this summer, with the roof over 204 scheduled for later this month. Bids have been requested to either repair or replace the roof over the Pro Shop.

Sandblasting was done earlier, and Darcie, Barney and Tom did the clean-up work to save on expenses.

X. Election of Directors (three year terms)

Expiring Term: Jim West, Residential.

There being no nominations from the floor, Leo moved and Chuck Mattka seconded that Jim West be re-elected by acclamation. The voice vote was unanimous.

Non-expiring terms:

Nancy Barnett, Residential – 1 year

Leo Bennett, Residential – 2 years

Steve Misch, Commercial – 1 year

Susan Byers, Commercial – 3 years

XI. Committee Reports

Exterior Committee: Darcie and Barney Peet gave a presentation with photos and a color board of proposed and completed changes involving landscaping and colors, materials and lighting at Snowflake. Highlights of the presentation are attached. This year additional concrete was sandblasted, some painting completed, weeds pulled, shrubs moved, and lawns sprayed; stone for the Call Center side is on order. The objective for the long-term plan is to clean up and simplify with a unified, calm, and classic exterior that is easy to maintain, and that is an integrated whole. They will distribute these concepts to members.

XII. Unfinished/Old Business

In 2008 a decorating committee was formed because many owners felt that the interior halls were drab and in need of significant improvement. In 2009, a plumbing committee was formed because of chronic irregularities in the hot water supply to units near the end of the building, and because of the need to shut the entire building down to fix a problem in a unit due to the absence of shut off valves in the water and heating systems.

In June 2009 the HOA purchased a study to test for asbestos in the common areas, which reported 3% to 10% asbestos in the popcorn ceilings, and significant amounts in wall texture and joint compound. These

amounts exceed the regulatory thresholds, requiring that licensed abatement contractors be used for removal except for small amounts.

The decorating committee proposed various improvements to the halls, and the plumbing committee proposed installing shut off valves in the vertical stacks for domestic water and heat.

Bids were solicited to do this work, and the bids received were much higher than expected due to each bidder including complete asbestos abatement of the ceilings of floors 2, 3, 4, and 5.

The board felt that installation of shut off valves in the plumbing was important. And just as important, or more so, was the need to protect the owners from the consequences of a potential asbestos spill resulting from a plumbing failure from 38 year old pipes. This would necessitate emergency asbestos abatement work at emergency prices, and could be a liability issue for a variety of reasons. All domestic water and heat pipes are in the ceiling of the 2nd floor and the hot water re-circulating line is in the 5th floor ceiling.

The board created a new invitation to bid on a project restricted to the 2nd and 5th floor ceilings: asbestos abatement, plumbing shut offs (approximately 90 valves), suspended ceilings for easy plumbing access, and replacement lighting, since the current lighting is considered asbestos containing material. Further hallway decorating work has been postponed.

Five general contractors were invited to bid. Three submitted a bid, and the board accepted the bid of Reconstruction Experts of Breckenridge.

In August the Executive Board contracted with Reconstruction Experts to do the project. Work is scheduled to begin on October 3, 2011 with a target completion of November 4th.

ACM abatement will be done by a sub-contractor licensed by CDPHE and under a permit issued by them. Particulates in the air will be monitored during the entire process, with all asbestos wetted down and double bagged before leaving the sealed area. During the project, no one (including permanent residents) will be allowed on the floors being abated. Occupancy of the 3rd and 4th floors may be allowed, subject to conditions not yet established by the Copper Mountain Fire Department.

Leo's slide presentation of this information is attached.

One member objected to the Board's ability to contract for such a high priced project without membership approval; and proposed that an amendment to the Bylaws should be made requiring member approval for projects over \$10,000. Leo noted that such a revision must be presented to the Board in writing.

Another member expressed concerns about the risks and unknowns in any project, including the demands of regulatory agencies.

Others members objected to the shut-down of the entire building for a month, and felt that permanent residents should be housed during the process to protect their health. Tom will look into options.

Many members stressed that the Board made the logical decisions to solve a variety of problems and commended them for their efforts.

The projected cost for the project is \$85,000. \$89,000 has been reserved. Reserve funds were reallocated to cover the cost, but \$30,000 needs to be replaced to maintain minimum yearend balances in the Reserve Fund.

The Executive Board introduced a resolution which would indicate the concurrence of the owners with the Board intent to levy a \$30,000 special assessment. (Moved by Leo, second by Nancy Barnett.)

The Resolution reads:

Resolved: Snowflake Owners concur with the intent of the Executive Board to replenish Capital funds by levying a Special Assessment of \$30,000.

Unit assessment amounts have been provided to each owner, and payment is divided into 4 quarterly installments.

Ballots were handed out. With the votes tallied from owners present and proxies presented, the vote was 6,308 (81%) For and 1,469 (19%) Against the resolution; 3,889 votes were needed to carry, so the resolution was adopted.

XIII. New and General Business

The Executive Board recommended that renovation not be done to the ceilings on the 3rd and 4th floors, since with no concealed plumbing the risk of a serious asbestos spill is very low, and the abatement cost is high.

Tom Malmgren will contact Copper to repair and activate the traffic control device between Snowflake and Foxpine Inn. Tom will also follow up with the glycol leak in unit 201.

Darcie Peet recommended contractor referrals on the website so owners would have a list of reliable companies, along with feedback from owners who used them in the past.

XIV. Adjournment

A motion to adjourn at 3:15 was made by Knowles Curwen seconded by Joan Bennett.

Respectfully Submitted,

Accepted,

Thomas J. Malmgren

Leo Bennett

Thomas Malmgren, Managing Agent

Leo Bennett, President

STATE OF COLORADO

Bill Owens, Governor
Dennis E. Ellis, Executive Director

Dedicated to protecting and improving the health and environment of the people of Colorado

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<http://www.cdphe.state.co.us>



Colorado Department
of Public Health
and Environment

BUILDING RENOVATION AND DEMOLITION WHAT YOU NEED TO KNOW!

Are you Remodeling, Renovating or Demolishing?

You are subject to State and Federal Regulations requiring inspection for asbestos. Avoid penalties and delays: have your project inspected for asbestos by a Colorado-certified asbestos building inspector before commencing work.

It is illegal to improperly disturb asbestos containing materials!

Asbestos can be found in these and other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etcetera. These materials are regulated; a certified asbestos inspector can determine which materials contain asbestos and which are regulated. Buildings of **any** age may contain asbestos; even those newly built may have asbestos-containing materials.

For ALL Renovation Projects:

- Buildings of **any** age may contain asbestos; even those newly built may have asbestos containing materials.
- **Inspection:** the structures/components to be disturbed **must be inspected for asbestos** by a state-certified asbestos inspector. Contact CDPHE or go to our web site for a current list of Asbestos Inspectors <http://www.cdphe.state.co.us/ap/asbeshom.asp> or Asbestos Building Inspector Consulting firms can be found in the yellow pages section of most telephone books, under the heading "Asbestos Consulting and Testing".
- If the amount of asbestos-containing material to be disturbed exceeds the following trigger levels than an abatement contractor must remove the material.
 - Trigger levels means amounts of material as follows:
 - With regard to single-family residential dwellings, the trigger levels are 50 linear feet on pipes, 32 square feet on other surfaces, or the volume equivalent of a 55-gallon drum.
 - With regard to all areas other than single-family residential dwellings, the trigger levels are 260 linear feet on pipes, 160 square feet on other surfaces, or the volume equivalent of a 55-gallon drum.
- A certified removal contractor (General Abatement Contractor) must remove asbestos-containing materials that are regulated or may become regulated before they are disturbed by renovation or demolition activities. Contact CDPHE or go to our web site for a current list of General Abatement Contractors <http://www.cdphe.state.co.us/ap/asbeshom.asp> or Contractors can be found in the yellow pages section of most telephone books, under the heading "Asbestos Abatement".
- **Notification:** A **written notification** to CDPHE, payment of a notification fee and **ten (10) working day waiting period** is required before the removal (abatement) of regulated asbestos containing materials.

- Regulated asbestos-containing waste material must be disposed of at an approved asbestos waste disposal site.

Demolitions, Destructive Salvage, House Moving

If you demolish, perform destructive salvage, perform de-construction, burn, destroy, dismantle, dynamite, implode, knock down, level, pull down, pulverize, raze, tear down, wreck all of a structure or structural components or you move a house you are subject to State and Federal Regulations **even when there is NO asbestos in the facility.**

Prior to Demolition:

- **Inspection:** the building **must be inspected for asbestos** by a state-certified asbestos inspector. Contact CDPHE or go to our web site for a current list of Asbestos Inspectors <http://www.cdphe.state.co.us/ap/asbeshom.asp> or Asbestos Building Inspector Consulting firms can be found in the yellow page section of most telephone books, under the heading "Asbestos Consulting and Testing".
- **Asbestos Removal** (if necessary) must be performed by a Colorado-certified General Abatement Contractor. **Any** asbestos containing material that is friable or will be made friable during demolition activities must be removed prior to demolition. Removal, in accordance with Regulation No. 8, is required if the amount of asbestos-containing material that is friable or will become friable during demolition exceeds the trigger levels.
- **Notification of Demolition Form** must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, payment of a notification fee and **ten (10) working day waiting period** is required before the demolition can proceed.

During Demolition:

- Recycling of materials, such as concrete or wood, that are bonded or contaminated with asbestos-containing material (ACM), such as floor tile or mastic, is NOT permitted.
- Demolition of a building that has non-friable asbestos containing VAT or tar-impregnated roofing materials remaining must be completed without causing the asbestos-containing materials to become friable. Concrete floors covered with floor tile shall be removed in as large sections as possible. Operations such as crushing, pneumatic jacking, etc. of materials containing asbestos are not permitted.
- When imploding or burning a structure, ALL asbestos-containing material, regardless of quantity, must be removed prior to demolition.

For More Information, please contact:

Asbestos Compliance Assistance Group
Asbestos and Demolition Permit Coordinator
Phone: (303) 692-3100
Fax: (303) 782-0278
Toll Free: 1-800-886-7689
Web page: <http://www.cdphe.state.co.us/ap/asbeshom.asp>
Email address: asbestos@state.co.us

All asbestos abatement and demolition permit application forms are available from our web site or by calling the asbestos program.

**HAVE YOUR PROJECT INSPECTED BY A COLORADO-CERTIFIED ASBESTOS
BUILDING INSPECTOR BEFORE YOU BEGIN**

Violation of asbestos regulations can result in monetary penalties and project delays.

CERTIFICATE OF APPRECIATION

This certificate is awarded to

Thomas A. Golej

*In recognition of years of tireless efforts to understand
the Snowflake plumbing system and to design and
specify needed improvements.*

Thank you, Tom!



***Snowflake Condominium
Association, Inc.***

President

Date

CERTIFICATE OF APPRECIATION

This certificate is awarded to

Barrney & Darcie Peet

*In recognition of their leadership and efforts to
improve the exterior appearance of
the Snowflake building!*

Thank you, Barrney & Darcie!



***Snowflake Condominium
Association, Inc.***

President

Date

SNOWFLAKE EXTERIOR: LONG-TERM, COLOR PROGRAM PROPOSAL

PROBLEMS:

1. 30+ yr old bldg, outdated, unclean, uninviting
2. Poor workmanship, construction material short-cuts over many yrs.
3. High-contrast, deep, trendy colors, also became high maintenance.
4. Austere nature of pre-stress concrete & corten. Geometry of bldg.
5. Budget constraints-work with what we have

GOALS

1. Unified, calm, muted family of colors and materials for a classic, easy-on-the-eye, long-term, exterior image
2. Quiet warmth to complement corten + pre-stress & help reduce austerity
3. Bring bldg "attachments" back into an integrated whole
4. Advertise vs. Camouflage concept:
 - a. Camouflage flues, stacks, vents, flashing.
5. Improved image of quality:
 - a. Natural, thin stone veneer – select areas
 - b. Return to natural concrete – select areas
 - c. Family of lighting fixtures – relate to bldg & scale
 - d. Appropriate use of scale
 - e. Future signage
6. Future landscaping to soften, even camouflage parts of bldg.
 - a. Greens of landscaping are enhanced by warmer bldg colors
 - b. Easier to maintain landscaping
7. Spec notebooks for Board, Prop Mgmt Co.
 - a. Road map of color program
 - b. Specifications and vendor-contractor sources for future long-term reference
 - c. On-the-job contractor ref cards
8. Negotiate contracts with suppliers for improved pricing. Future Lowes.

CONSIDERATIONS:

To be successful... all must understand budget constraints, and will proceed when funds become available. Will be many colors around Snowflake for a time as the new program is worked in... and the old out.

ACCOMPLISHMENTS SUMMER 2011:

(\$9000 – BLDG. EXTERIOR, \$1042 – LANDSC MAINT)

1. Long-term color program developed.
2. Copper Call and Info Ctrs. cleaned, painted.
3. Blasting: return to natural concrete of most highly-damaged, garage walls.
4. Phase 1 natural stone veneer. East Call Ctr, side. Done w/i 4-6 weeks.
5. Camouflage of select equipment - flues, stacks and vents.
6. Landscape maintenance phase 2 + bldg mgr suggested list of tasks for future



Snowflake Condominiums
Copper Mountain
Exterior Color-Material Program



Multi-tones of existing pre-stress

Exterior light fixtures - 3 east side
(Mounted on 5' (60") stone column)
- Wall mount fixtures
(Available for other bldg locations)



Natural stone veneer

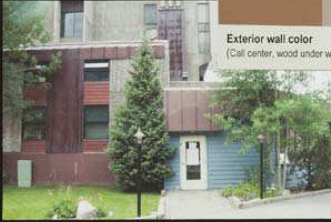
Shade of Call Center metal roof



Average of pre-stress colors

Trim color
(Window & door casings, stone cap)

Exterior wall color
(Call center, wood under windows @ L, golf shop)



Garage color #3-ceilings
(lighter to reflect light down)

Garage color #2-walls
(light for night check-in)

Garage color #1-foundation base



Shades of existing Corten steel



Small text: Please note photos and samples do not necessarily reflect exact color or size of the material and apply only to the natural stone. Before making decisions on color and texture, see your...



**Snowflake Condominium
Association**

2011 Annual Meeting

ASBESTOS

Snowflake Condominium Association

Topics

- History
- ASBESTOS!!
- The Project
- The Cost
- The Funding
- The Assessment
- Discussion

Snowflake Condominium Association

History 2008 – 2009

- **Appoint Redecorating Committee**
- **Appoint Plumbing Committee**
- **June 2009 – Receive Asbestos Report**

Snowflake Condominium Association

History: 2010

- **Unsure of Asbestos Impact**
- **Continue Committee Work**
- **Combine Projects**
- **December – Send Out Bid Invitation**

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History: 2011

February: 4 Bids at 2 to 3 times expectations
March: Scaled down (2 & 5 ceilings only, no decorating)
rebid by low bidder - Declined
June: New Invitation to Bid to 5 Contractors
July: 2 'no-bid', 2 High
August: Negotiate contract with Reconstruction
Experts, Start September 12
*Total misread of September usage and
Provision for permanent residents*
Reschedule to start October 3

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ASBESTOS

June 2009 Report

- Tests were in Common Areas
- 3% to 10% Friable ACM in Popcorn
- 2% to 5% in Wall Texture & Joint
Compound

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ASBESTOS

Regulated by CRS 25-7-5, Regulation 8b

Trigger Levels for Abatement & Permit

- 160 SF Commercial
- 32 SF Residential
- 55 Gallon Drum of ACM
- Quantity Combined for Project
- Any Amount Requires Proper Disposal

Snowflake Condominium Association

ASBESTOS

What are the Concerns?

- A Plumbing Failure Causes An ACM Spill
- Asbestos Disclosure Affects Sale of Unit
- Yet Another Unauthorized Hole Cut In ACM
- Repair of Security System Impaired

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Access Panels 2nd Floor



Snowflake Condominium Association

ASBESTOS

What are the Relative Risks of a Spill?

<u>Floor</u>	<u>R-Risk</u>	<u>Concern</u>
2nd	High	All Water & Heat pipes
3rd	Low	Abuse by Occupants
4th	Low	Abuse by Occupants
5th	Med	HW Return Pipes

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ASBESTOS

What is the Worst That Can Happen?

**A Pipe or Joint Fails in Ski Season
Ceiling Flooded From Above Causing
An ACM Spill**

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ASBESTOS

Then What Has to Happen?

- Shut off water or heat at source
- Vacate floor, possibly the building (no heat/water)
- Notify CDPHE, get cleanup permit
- Find licensed contractor on short notice
- Abate – probably entire floor
- Repair Plumbing

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ASBESTOS

Then What Has to Happen (Cont.)?

- Restore water/heat service
- Allow limited occupancy
- Get SCBD approval for ceiling plan
- Comply with fire code requirements
- Install new ceiling and lighting
- Allow Occupancy

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ASBESTOS

Worst Case Scenario

How Long Do You Think That Could Take?

Even if less than 'Worst Case', the disruption could be very significant.

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Consequences

- Unhappy, Litigious Tenants
- Unhappy Owners – Lost Rents, Lost Use of Unit
- HOA Costs in Excess of Insurance (Assessment)
- Huge Disruption and Aggravation

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ASBESTOS

Other Considerations

- Disclosure on Sale of Unit: Better if the major risk has been dealt with
- ANY New Ceiling Access Requires ACM Disposal
 - Plumbing Repairs, Resort Internet Access, Alarm System maintenance

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ASBESTOS

Alternatives

1 - Live With It:

- Hope a Spill Doesn't Happen
- Accept As Emergency When It Does
- Hope For Good Insurance
- Avoid Being On The Board When It Happens

OR

2 - Remove The Major Risk Now Under Controlled Conditions.

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ASBESTOS

The Executive Board has decided that removing the major risk now is the only responsible choice, and has entered contract accordingly.

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The Project

- Abate asbestos on 2nd & 5th ceilings
- Do plumbing upgrades (~88 Valves)
- Install suspended ceilings for easy access
- Install new lighting (old is not re-useable)
- Upgrade to current fire code

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The Schedule

Start October 3; Target Finish November 4

10/3 – 10/10	Abate ACM 2nd Floor
10/11 – 10/17	Abate ACM 5th Floor
10/18 – 11/4	Fire breaks, plumbing, electrical rough, ceilings electrical trim

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Impact On Residents

- 3rd & 4th can be occupied
- 2nd & 5th must vacate for a week each
- 3rd & 4th owners requested to offer units to 2nd & 5th residents for That Week
- One day no domestic water
- One day no heat

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Now we are rid of all asbestos, Correct?

- NO, NOT CORRECT!!!
- We are rid of the 2 high risk ceilings. We still have:
- Ceilings on 3 & 4
- Wall texture and joint compound
- Residential units (ACM Presumed, Not Tested)

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The Cost

- **Contract: \$80,715, Reconstruction Experts**
- **Provision for architect, excess over allowances, and other incidental expense: \$4,285**
- **Projected cost: \$85,000**
- **Funds Reserved: \$89,342**

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Funding

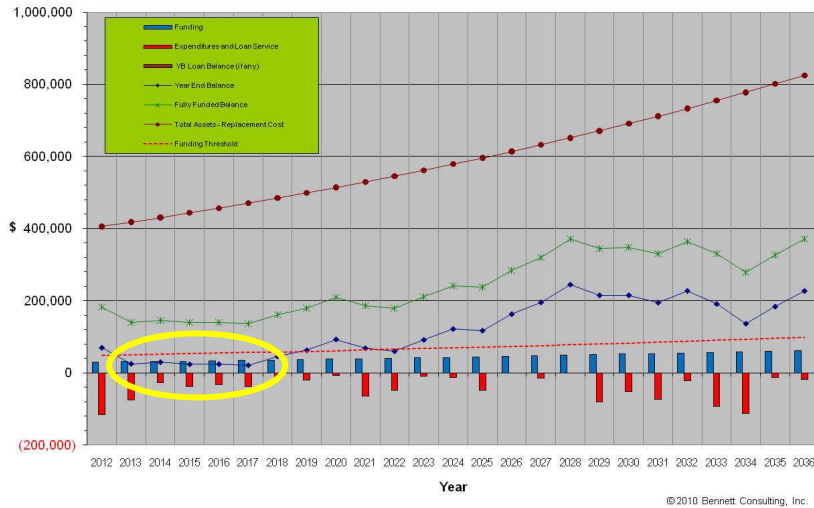
Scrub Reserve Plan To Find Funding:

- **Remove Some Heaters**
- **Remove Christy's Deck**
- **Defer Some Items 1 to 3 years**
- **Reserve \$89,342 for Asbestos project**

Result:

Snowflake Condominium Association

The Snowflake Condominium Association
RePlan™ 25 Year Reserve Fund Cash Flow w/FFB



Snowflake Condominium Association

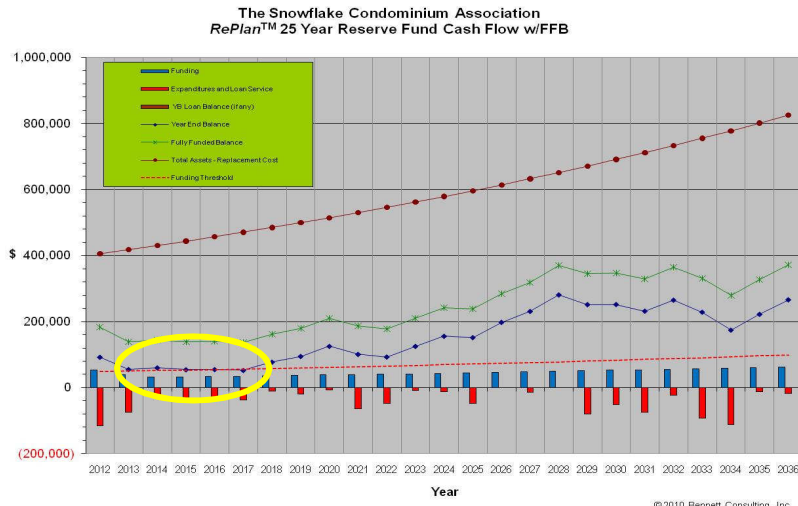
Problem:

Plan is well below minimum balance target for five years even with scaled down plan.

Poor ability to respond to a surprise.

With the \$30,000 Assessment, we get back to the minimum balance target and can do the scaled down capital plan:

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Results after \$30,000 assessment:

Scaled down capital plan per meeting package:

- No major lobby upgrade
- No ski locker upgrade
- No major exterior upgrade

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Summary

- Asbestos project is happening
- Impact on Reserve Plan held to \$30,000
- The \$30,000 should be replaced
- Asbestos abatement on 3rd & 4th floors (additional \$60,000) is not proposed

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Resolution Number 1:

Concurrence with Executive Board Capital Plan

Resolved: Snowflake Owners concur with the intent of the Executive Board to replenish Capital funds by levying a Special Assessment of \$30,000.

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Assessment will be on all owners

Now, a few minutes for questions of clarification

Assessments - 2011 Annual Meeting - Final

Unit	% Interest In Common Expense	\$ 30,000.00
C1	7.86%	\$ 2,397.74
C2-C6	4.60%	\$ 1,404.03
C3-C4	7.50%	\$ 2,288.31
C5	4.99%	\$ 1,522.36
201	1.78%	\$ 542.66
202A/B	1.68%	\$ 512.12
203A/B	0.00%	\$ -
204	1.42%	\$ 434.51
205	1.78%	\$ 542.66
206	1.78%	\$ 542.66
207	1.78%	\$ 542.66
208	1.78%	\$ 542.66
209	1.78%	\$ 542.66
210	1.78%	\$ 542.66
211	1.78%	\$ 542.66
212	1.78%	\$ 542.66
301	1.78%	\$ 542.66
302	1.78%	\$ 542.66
303	1.78%	\$ 542.66
304	1.78%	\$ 542.66
305	1.78%	\$ 542.66
306	1.78%	\$ 542.66
307	1.78%	\$ 542.66
308	1.78%	\$ 542.66
309	1.78%	\$ 542.66
310	1.78%	\$ 542.66
311	1.78%	\$ 542.66
401	2.58%	\$ 786.95
402	3.00%	\$ 914.18
403	3.00%	\$ 914.18
404	3.00%	\$ 914.18
405	2.58%	\$ 786.95
406	2.58%	\$ 786.95
407	3.00%	\$ 914.18
408	3.00%	\$ 914.18
409	3.00%	\$ 914.18
410	3.00%	\$ 914.18
411	2.58%	\$ 786.95
501	0.85%	\$ 260.19
502	0.85%	\$ 260.19
503	0.85%	\$ 260.19
504	0.85%	\$ 260.19
Residential Res. + C's	73.37% 98.3%	\$ 30,000.00