

**SNOWFLAKE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**JUNE 22, 2019**

**CALL TO ORDER**

Jim West, President, called the meeting to order at 9:05 a.m. Present: Jim West, Carrie Burns, Steve Williams, Tracey Arlaud, Jo Casper and Tom Malmgren.

**PROIR MEETING MINUTES APPROVAL**

Jo Casper asked to review the May 6<sup>th</sup> Board of Director's Meeting minutes. The first item would be the deck and the second item is the fireplace in the building managers unit. There has been an email recently sent out to board members for the deck. There was a discussion at the last meeting if the fireplace should be fixed in the building manager unit or give him a bonus. But there was no decision made. Tom Malmgren stated that it is up to the Association if they want to give the building manager a bonus. The bonus is in lieu of the fireplace repair. An option was to put in an electric fireplace, but those are ineffective. Steve Williams stated the flu needs to be fixed. Jim West recommend doing it corrected and spend that time doing correctly. Tracey Arlaud reviewed there are two bonus issue: one bonus issue is the bonus is in lieu?? of the fireplace a bonus be given to the building manager, the second bonus issue is the building manager earned a bonus each year.

Tom Malmgren acknowledged the first minutes sent to the Board for the Meeting minutes had the wrong time on them, and Jim West has signed the correct one. Jo Casper moved for Approval of the corrected minutes, Jim West seconded. Motion passed.

**FINANCIAL REPORT**

The Board members were all emailed the financial reports for their review.

**MANAGER'S REPORT**

Tom Malmgren gave an update on the elevator project. Schindler Elevator is hopeful to have the elevator functional by July 5<sup>th</sup>. They are bringing in a sump pump truck on Monday, The last 6 inches is full of dirt for additional space need for the jack. Jaime Sanchez at 10:40 a.m. will call in to further elaborate to the association.

The reserve study was recently received and sent to the Board members. Carrie Burns asked what is the history of the reserve study. The Snowflake Board philosophy has been "let's keep the reserve at \$100,000.00 and if there was an emergency they could borrow against the building managers unit if needed". The reserve study was discussed and the guidance of the

reserve study. It was decided that on July 8<sup>th</sup> at 10:00 am the Board will meet again to discuss the Reserve Study and changes that need to be made.

OLD BUSINESS

Tom Malmgren got a bid for an extra heat exchanger (\$4,991.00) in case the part goes out. If it dies we will be out of hot water for possibly a week. Jim West motioned to go ahead and buy the part, Joe Casper seconded the motion. Motion passed. Tom obtained for 2 tanks is around 14,000.00 that the board requested.

The Board will look into the cost of camera's being put in the building. Tom mentioned that to secure the building put locks in like the front doors. Management was to obtain a bid for both.

ADJOURNMENT

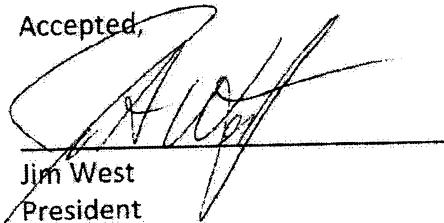
The meeting was adjourned at 10:00 a.m.

Respectfully Submitted,



Thomas J. Malmgren  
Managing Agent

Accepted,



Jim West  
President