

## **SnowCrest Board Meeting Minutes from August 3, 2007**

### **Call to Order**

Randy Leeds called the meeting to order at 11:26 am.

\*Meeting was attended by:

Randy Leeds, David Miller, William Buck, Jennifer Powers, Kendall Collins (CBC), Will Gleockler (CBC)

No homeowners were in attendance.

### **Election of Officers**

Current officer status:

President – Randy Leeds, Vice President – William Buck, Treasurer – David Miller,  
Secretary – Carl Polesky.

Randy Leeds was nominated for President by William Buck

The motion was seconded by Jennifer Powers

Randy Leeds UNANIMOUSLY ELECTED PRESIDENT

William Buck was nominated for Vice President by Randy Leeds

The motion was seconded by David Miller

William Buck UNANIMOUSLY ELECTED VICE PRESIDENT

David Miller was nominated for Treasurer by Jennifer Powers

The motion was seconded by Randy Leeds

David Miller UNANIMOUSLY ELECTED TREASURER

Carl Polesky was nominated for Secretary by David Miller

The motion was seconded by William Buck

Carl Polesky UNANIMOUSLY ELECTED SECERATARY

### **Officer Positions for 2007 / 2008:**

President – Randy Leeds, Vice President – William Buck, Treasurer – David Miller,  
Secretary – Carl Polesky.

### **Board Member Reports**

No reports were given

### **Manager's Report**

Kendall Collins informed the board that several owners were reaching 90 days delinquent. He requested direction from the Board on whether to take any action.

David Miller directed Kendall to send out certified letters notifying the owners that a lien would be filed if their balance was not brought current.

### **Old Business Discussions**

No old business items were brought up for discussion.

### **New business Discussions**

#### UPCOMMING CAPITAL PROJECTS:

##### Drive access to lower units in the Cinnamon Ridge Building

Kendall explained that he was not able to get a price from the cable company to relocate their utility cabinet. Therefore, he never completed last year's request for a cost estimate. The Board requested CBC to provide an estimate for all the other costs for providing access, not including the relocation of the cable utility box. It was requested that the estimate include the intended scope of work proposed.

##### Stucco repairs/ repainting

Kendall updated the Board on his failed efforts to obtain stucco repair bids. He indicated that he may have to go as far as Grand Junction to get a contractor that can and is willing do the work. He said the Board would be kept informed as soon as he had a bid proposal. The Board indicated their desire to have this completed this year, however noted that it may not happen if a contractor could not be found soon.

#### SEWER PROBLEMS:

Kendall restated the laundry room sewer problems that were discussed in the earlier homeowners' meeting. He also said that there as been a reoccurring problem with sewer backups in units 32-37. The Board directed CBC to video camera these additional sewer lines along with the laundry room line and report back to the Board with their findings.

#### MAINTENANCE ITEMS:

##### -Review of Last Year's Items

\*Electrical repairs for the Sugarhill building have been completed for the hallway lights, parking lot lights and sign light

\*Kendall confirmed that the fans below for the crawl spaces had been turned on at the beginning of summer. He indicated that they will also be turned off and covered in late September or October.

\*The Bridge has been repainted and the cedar siding restained.

\*Painting of the parking stripes did not get completed. Kendall said he would get this underway and have the larger cracks in the asphalt filled as needed.

\*The wall below the laundry room was painted, however it continues to be a problem with rust streaks washing down from the railing above.

\*Staining of the bottom board of the cedar wainscot along grass; units 26-31 was not completed as requested.

##### -List of New Items for Next Year

\*Annual starting and shutting down of the crawl space fans on the lower units.

\*Painting of the parking stripes and patching/filling of cracks as needed.

\*Staining of the bottom board of the cedar wainscot along grass; units 26-31

#### **Adjournment**

A motion to adjourn the Board meeting was made and Seconded.

Motion was approved by a majority vote.

\*Randy Leeds adjourned the meeting at 12:15 pm.

Accepted by:

Randy Leeds, Board President

September 27, 2007