

SnowCrest Annual HOA Meeting Minutes from August 1, 2008

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Kendall Collins
Will Gleockler

BOARD MEMBERS PRESENT:

Randy Leeds, President
William Buck, Vice President

Call to Order

Randy Leeds called the meeting to order at 9:10 am.

Confirmation of Notice

Kendall Collins confirmed that notification of the annual HOA meeting and Proxy requests were sent out in April, 2008.

Roll Call

William Buck held roll call, and a quorum was established.

20 units are represented either by attendance or proxy.

Note: 5 units, by proxy, were represented by Carl Polesky who participated via conference call.

Reading of Last Year's Minutes

Stacy Leeds made a motion to waive the reading of the minutes and approve them as published.

Ron Kobernik seconded the motion.

Motion was approved by a majority vote.

Management Report

This year Snowcrest is seeing a great change with a new roof. Progress has been swift with much of the roof already complete. Overall Avalanche Roofing has been doing a good job keeping Snowcrest looking clean, although there has been an increase in trash patrol and common area clean up.

Now that the roof is nearly complete we again are looking towards new bids on stucco as well as new paint. A report on the stairs by Bill Racek has also been compiled to prepare us for the possible upgrades to the stairs.

Mt. Crested Butte had a record-breaking snowfall of 427 inches that led to an abnormal year for snow removal. Many trees were lost due to so much snow and lack of snow storage. Summer came late this year with snow sticking around well into May. Some trees are being replaced but not all will be this year. Flowers were kept minimal till later in the year due to construction concerns of possibly damaging flowers and beds.

The laundry room is up and running and we should not have any more problems with the washer drains. The Laundry room has received new paint as well as the new floor is being installed.

William Gleockler
General Manager

Officers' Reports

PRESIDENT'S REPORT:

It has been a challenging year, David's death, and now with Ken's (things don't seem the same), major snow issues (both good and bad), and the roof construction project.

Roof Construction:

We finalized the construction contract in January. The contractor agreed to hold their 2006 bid price. We immediately ordered the metal roofing materials, which saved us a substantial amount of money because steel prices jumped significantly in February and March. The project is now 98% complete, and it looks like the final cost will be less than \$20,000 over our 2006 estimate.

Stucco Repairs:

CBC has had difficulty in finding qualified contractors to bid this work. However, Kendall has met with two contractors this week, so maybe we can finally get going on this project.

Access Drive below Units 17-25:

This year's large snow fall highlighted the need to develop a permanent drive to accommodate snow removal and maintenance vehicles. We are exploring several options; two of them are at the west end by unit 1 and one option is a connection at the bridge entrance. We have hired an engineer for design work, which will be used for pricing that will help determine which option is best. Unfortunately, these design efforts are not far enough along to discuss today in any detail.

Financial Overview:

*Since losing our Treasurer, I have taken over the reins of Snowcrest's financials. It has taken a fair amount of time and effort to get up to speed, but with Kendall's and our accountant's help I feel that I getting there and things seem to be running smoother.

*The final tally from last year left the operating account with a deficit of approximately \$28,000. This is actually pretty good considering that snow removal was \$60,000 over budget, and chimney repairs were \$11,000 over. Thanks to David's efforts over the last couple of years, we started the year with a \$30,000 surplus in the operating account. This along with some other items that came in under budget really helped to minimize our current deficit.

*The Capital reserve account at year's end had approx \$365,000. Almost half of that was committed to completing the roof construction. The remaining funds are budgeted for the other capital projects the association approved in 2006 .

Old Business Discussions

WIRELESS INTERNET

It was asked if any more research was done since last year's meeting. Randy Leeds stated that nothing had been done because the homeowners at last year's meeting had not given the board direction to do so. Several homeowners felt that the availability for wireless Internet is an important amenity for owners as well as guests and short renters.

Stacy Leeds made a motion to have the board explore wireless Internet access for the association.

Chris Bartholomew seconded the motion, which was passed by majority vote.

New Business Discussions

HOT TUB

There was a general discussion of hot tub issues and problems. Mostly the concerns were as to why the hot tub didn't perform very well. Randy Leeds noted that the association has been told that the problems are due to the tub being a residential style not intended for commercial use. Several attempts have been made to improve its performance, with only minimal improvement. It was mentioned that because of the availability of the Snowcrest hot tub that we have a significant amount of non-Snowcrest users. At one point it was suggested that the hot tub be done away with; however, most homeowners in attendance felt that the hot tub was a necessary amenity for a resort condominium project.

Ron Kobernik made a motion to have the hot tub replaced with a commercial grade unit. Richard Wincott seconded the motion, which was passed by majority vote.

FRONT DOORS

Rick Wincott noted that the condition of the existing front doors was poor and suggested that they be replaced. Kendall Collins said that the cost would likely be \$1,000 to 1,200 for each door. It was discussed that it could possibly be done in phases. Randy Leeds stated that the Board would review this and see when it would be appropriate to work this into a future capital project.

LANDSCAPE IMPROVEMENTS

Ron Kobernik noted that there has not been much if any landscape improvements in the last year or so. He suggested that landscaping not be forgotten, and that landscape improvements should be included along with the other upcoming capital projects.

SNOW SHOVELING

There was a general discussion on snow shoveling that focused mostly on roof shoveling. Randy Leeds explained that he works closely with CBC on when and how much to shovel. He went on to say that it was his decision to wait until January for the first full roof shoveling; which turned out to be a mistake.

ROOF CONSTRUCTION

R. Bathje (RB) noted that he had brought up some construction quality issues with Randy when the roofing project got under way this spring. He suggested that each homeowner be observant and identify any concerns they see over this next year during the contractor's warranty period. He also suggested that the roof be inspected before the warranty period expires. Randy Leeds informed the homeowners that he had already planned to perform a full inspection next year to identify any warranty repairs.

ACCESS TO UNITS 17-25

Randy Leeds presented a brief history of the lost access driveway to those lower units. He noted that the Board was currently investigating a couple of options to create access. Two of those options are on the west side of unit one and one option was a connection in front of the bridge entrance. All homeowners present said that the access in front of the bridge should not be pursued unless there is no other alternative. Randy went on to say that the association has hired an engineer who is currently working on design options, but that they are too preliminary at this time to discuss with the association.

CENTRAL STAIRWAYS

Randy Leeds gave an overview of the report from the town building inspector. The report identified that the handrails did not meet current code standards and that two stair sections would need the stringers replaced in the near future. The report noted that handrails did not need to be upgraded to current code standards until the stairs were rebuilt. Randy also noted that he had asked R. Bathje (RB) to help with ideas and research on what should be done.

RB presented a review of where he was at in his review and design efforts. He provided a hand-out to the homeowners to review (see handout attached at the end of these minutes). RB noted that the redesign would reduce the total stair area and thus save the association on snow shoveling expenses. He also stressed that he felt this should be a priority issue that needs to be addressed immediately, hopefully still this year. Randy indicated that with finalizing the design, bidding and funding that it was unlikely to happen before next summer.

AGING UTILITIES AND INFRASTRUCTURE

Kendall Collins explained to the homeowners that, as a result of multiple electrical, sewer and plumbing repairs that have occurred over the last few years, that it has become apparent that Snowcrest's infrastructure is reaching a point where things can no longer be repaired. Replacement will likely be needed over the next five years or so. Kendall stated that the electrical service was probably in the worst shape and would need to be replaced first.

The Board asked Kendall to begin prioritizing, exploring costs and phasing options so the Board can start planning for this future undertaking.

SPECIAL ASSESSMENT

To resolve the large operating account deficit of approximately \$28,000; the Board presented two options to the homeowners. One of the options was a dues increase of \$25/month; the other option was a lump sum assessment of \$750. The majority of the homeowners preferred the lump sum assessment.

Randy Leeds noted that a motion was not needed. The Board would take up this item during their Board meeting along with other details before finalizing the assessment.

TRASH BINS

R. Bathje (RB) asked CBC to investigate other bear-proof trash dumpster designs to see if there might be an easier loading one. The majority of the homeowners agreed that the existing design was awkward to use. Kendall Collins stated that CBC would check into other options.

DOG WASTE CLEAN-UP

RB noted that dog waste was accumulating at the northeast lower grass area. It was requested that CBC provide a waste bag dispenser in the area.

Board Member Elections

Four positions were open for election.

1. A three-year term (currently held by Randy Leeds)
 2. A one-year term (currently held by William Buck)
 3. A one-year term (currently held by Jennifer Powers)
 4. A three-year term with two years remaining (previously held by David Miller)
- * Carl Polesky has one year remaining on a three-year term.

Randy began by requesting a show of hands of homeowners who would be willing to volunteer to serve as a board member.

Randy Leeds opened the floor for nominations to fill the vacant three-year term that will expire in 2011.

Randy Leeds was nominated by William Buck;

the nomination was seconded by Rick Wincott

Nominations were closed and **Randy Leeds** was elected to the vacant three-year term by majority vote.

****The floor was opened for nominations to fill the remaining two years of the three-year term that will expire in 2010.

William Buck was nominated by Rick Wincott;

the nomination was seconded by Jerry Howalt

Nominations were closed and **William Buck** was elected to fill the remaining two years of a three-year term by majority vote.

****The floor was opened for nominations to fill one of the vacant single year terms.

Chris Bartholomew was nominated by Ron Kobernik;

the nomination was seconded by Jerry Howalt

Nominations were closed and **Chris Bartholomew** was elected to a one-year term by majority vote.

****The floor was opened for nominations to fill one of the vacant single year terms.

Rick Wincot was nominated by Jerry Howalt;

the nomination was seconded by Lillian Howalt

Nominations were closed and **Rick Wincott** was elected to a one-year term by majority vote.

THE 2009 SNOWCREST BOARD MEMBERS ARE:

Carl Polesky_____, three-year term (expires 2009)

William Buck_____, three-year term (expires 2010)

Randy Leeds_____, three-year term (expires 2011)

Chris Bartholomew_____, one-year term

Rick Wincott_____, one-year term

Establishment of next year's Annual Homeowners Meeting

Stacy Leeds made a motion to have next year's Homeowner Meeting in August on the Friday prior to the Art Festival.

The motion was seconded by Cathy Kobernik.

The motion was approved by majority vote.

Adjournment

Jerry Howalt made a motion to adjourn the meeting.

The motion was seconded by William Buck.

The motion was approved by majority vote.

*Randy Leeds adjourned the 2008 Homeowner Meeting at 12:24 PM.

Minutes Accepted by:
Randy Leeds, Board President

August 28, 2008