

SnowCrest Annual HOA Meeting Minutes from July 31, 2009

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

Kendall Collins, Rodney Team, Penny

BOARD MEMBERS PRESENT:

Randy Leeds, President
William Buck, Vice President
Chris Bartholomew, Secretary
Richard Wincott

Call to Order

Randy Leeds called the meeting to order at 9:08 AM.

Confirmation of Notice

Kendall Collins confirmed that notification of the annual HOA meeting and Proxy requests were sent out in April, May, and June 2009. Along with the HOA packet sent in July, 2009.

Roll Call

William Buck held roll call, and a quorum was established.
21 units are represented either by attendance or proxy.

Reading of Last Year's Minutes

Ron Kobernik made a motion to waive the reading of the minutes and approve them as published.

William Buck seconded the motion.

Motion was approved by a unanimous vote.

Management Report

Roof replacement is complete with a 1 year warranty inspection forthcoming. It is noted that there are approximately 8-10 chimney leaks. Avalanche Roofing, the installing contractor, has been notified. Stucco replacement and painting is also complete. This project required 3 contractors to complete the entire scope of work due to performance concerns. The access road on the west end of the property is in place. Minimal use of the road was requested by the management company until the materials settle in place. Various areas of landscape were damaged due to the aforementioned work. The bulk of this has been repaired or replaced with some enhanced color being added to beds. Rodney Team was introduced as a new member of the management company to assist with maintenance needs. A \$50K line of credit established with Community Bank to aid the HOA in lean months. We currently have \$11K in past due unit accounts with liens being prepared for filing. Randy Leeds is consulting with an attorney in an effort to develop a process to deal with those owners in arrears. Attorney fees will not exceed \$1500.00

unless it is determined that further work is necessary. It is noted the owners in arrears have no voting privileges. A comment was made during the presentation that the enhanced landscaping is a positive improvement, with many owners in agreement. CB Electric will begin a survey of electrical distribution panels to determine if any deficient conditions are present. A question from the floor was presented regarding the ownership of the wiring inside units. The response was that the internal unit wiring belongs to the unit.

Officers' Reports

PRESIDENT'S REPORT:

General operations have been running smoothly. We have completed two major capital projects this year; the new stucco and the west access road. Unfortunately, the list of new capital projects that need attention seem to grow faster than the list of completed ones. In light of the current economic times the Board is trying hard to hold the line on the current \$500 monthly dues. However, this will mean putting a hold on all but the most critical capital projects for the next year. As we will be discussing later if any additional services are desired such as high speed WI FI or upgraded TV service they will have to be paid for by an increase in dues.

***Financial Overview:**

We finished last year with a deficit of approximately \$15,500. This was due mostly to an overrun on the operating budget and a small carry over deficit from last year. In order to balance this year's budget without a dues increase, we have cut the landscaping and maintenance budgets as well as diverting most of the capital assessments into the operating budget. Our hope is to start next year without a deficit.

***Future special assessment:**

R.B. has been working with a local architect and contractor on a new stair design. I personally would like to thank R.B. for all his efforts. I thought that the stairs would be our next priority capital project. However, as things go around here we have now discovered a moisture problem in the crawl spaces. We will discuss this more under new business. As several of the upcoming capital projects are becoming in urgent need of completion and will be significant in cost. I believe that we will have to ask the association for another special assessment next year and possibly a dues increase as well. To give everyone an idea of what we are facing in the upcoming years I have listed some of the upcoming capital projects.

*Crawl space moisture mitigation

*Sewer repairs for main line serving units 32-37

*Main stairway reconstruction

*Main electrical and sewer infrastructure replacement reconstruction

*Paint common hallways and decks

*High speed internet

*Upgraded TV service

*Hot tub replacement

*Front door replacement

Old Business Discussions

WIRELESS INTERNET

Rick Wincott presented his research and proposal to the homeowners. Various discussions ensued regarding the need and costs of wireless internet access, along with user access. It was pointed out that this service was not covered in the current budget and would require a dues increase and/ or special assessment. A motion was made by Ron Kobernik to install a new T-1 line by Qwest with Electronic Solutions performing the tie-ins. The board should have the authority to add password protection to the wireless network. The motion was seconded by Stacy Leeds. The motion carried by a majority vote.

CENTRAL STAIR REPLACEMENT

R.B. (Bathje) shared information regarding renovating the stairs near the whirlpool area. His proposal includes the narrowing of the stair treads, thus, reducing man-hours for snow removal. This should result in a savings to the HOA in this budget line item with significant savings over time. Stringers would be steel and the existing treads would be reused. His proposed width of the stairs would be equal to the foot bridge which is 63". Lengthy discussion ensued regarding the width of the stair with general agreement the stairs should not be any narrower than 72". There was a rough estimate provided by a local contractor for \$70k. The board is hopeful that at the 2010 annual meeting a schematic plan will be presented for consideration.

New Business Discussions

MOISTURE ISSUES IN CRAWL SPACES

During the inspection and repairs on the sewer lines last year, an unusual amount of moisture was found below most of the units. Additionally one unit complained about fungal growth within the living unit. To find out the extent and to understand any related health issue the Board authorized an inspection and report. The results were both concerning and yet somewhat of a relief. The inspection found that excessive moisture is present in the crawl spaces below most every unit. Some units were found to have a light film of apparent fungal growth on the bottom of the floor joists. Fortunately, the results of indoor air testing **did not indicate** that adverse exposure exists within the tested units at this time. The tested units were a sampling of units selected because the observed conditions suggested a likelihood of an exposure situation.

By all indications the moisture conditions have existed since the projects construction in the late 70's. The Board is currently waiting on cost estimates to mitigate and correct the moisture problem. The mitigation will include removal of original construction trash, installation of a plastic vapor barrier, and installation of a negative pressure venting system. Because the testing did not uncover any current health concerns the mitigation will likely be phased over the next several years.

GENERAL DISCUSSIONS WITHOUT A MOTION

A comment was made from the floor to verify proper drainage from the site above the Snowcrest property. This will be reviewed.

Who manages the website – Randy Leeds coordinates the content and updating of the website with a local one man firm. There was discussion regarding the use of electronic mailings to keep HOA members up to date. This will be reviewed.

The Villas/Villas Summit building site adjacent to the Snowcrest properties west boundary may be undevelopable. The Villas would like to consider a stairway to access a path to the pedestrian bridge. Further discussions are necessary in this regard. William Buck indicated that the city may have an interest in the site as a permanent green space.

Discussion regarding installation of TV dish receivers for individual units was presented and why this was disallowed. The HOA has a historical stance that this type of installation is not in keeping with the aesthetics of the property. However, if an owner wishes to bring a workable proposal forward they would be welcome to do so.

The topic of signage on corridor doors indicating quiet time was brought to the floor. This item will be further discussed in the board meeting.

Discussion regarding the roof cricket configuration at the chimneys becoming a choke point for snow and ice. This will be reviewed by the management company and the installing roof contractor.

Kendall Collins reminded the association that their company Jeep is available for use by homeowners on request. Please contact him if there is a need.

Board Member Elections

Three positions were open for election.

1. A three-year term (currently held by Carl Polesky)
 2. A one-year term (currently held by Rick Wincott)
 3. A one-year term (currently held by Chris Bartholomew)
- * William Buck has one year remaining on a three-year term.
 - * Randy Leeds has two years remaining on a three-year term.

Randy Leeds opened the floor for nominations to fill the vacant three-year term that expires in 2012.

Ron Kobernik was nominated by Stacy Leeds;
the nomination was seconded by William Buck.

No other nominations were made.

Nominations were closed and Ron Kobernik was elected to the vacant three year term by majority vote.

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

Rick Wincott was nominated by William Buck;
the nomination was seconded by Kathy Koberik.

No other nominations were made.

Nominations were closed and Rick Wincott 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.

Chris Bartholomew was nominated by Ron Kobernik;
the nomination was seconded by Stacy Leeds.

No other nominations were made.

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

THE 2010 SNOWCREST BOARD MEMBERS ARE:

William Buck, three-year term expires 2010

Randy Leeds, three-year term expires 2011

Ron Kobernik, three-year term expires 2012

Ron Wincott, one-year term

Chris Bartholomew, one-year term

Establishment of next year's Annual Homeowners Meeting

Discussion ensued regarding holding the annual meeting on a bi-annual basis. In as much as attendance is low with the annual schedule it was agreed to maintain the schedule as is.

Stacy Leeds made a motion to have next year's Homeowner Meeting in August on the Friday prior to the Art Festival, August 6, 2010.

The nomination was seconded by William Buck.

MOTION was approved by majority vote.

Adjournment

Randy Leeds made a motion to adjourn the meeting.
The motion was seconded by Rick Wincott.
MOTION was approved by majority vote.

*Randy Leeds adjourned the 2009 Homeowner Meeting at 12:20 PM.

Minutes Accepted by:
Randy Leeds, Board President

September 29, 2009