

SnowCrest Board Meeting Minutes from July 31, 2009

Call to Order

Randy Leeds called the meeting to order at 12:26 PM.

*Meeting was attended by:

All current board members were in attendance, Kendall Collins (CBC),
R. Bathje(RB)

Election of Officers

Current officer status:

President – Randy Leeds, Vice President – William Buck, Treasurer – Randy Leeds,
Secretary – Chris Bartholomew

Randy Leeds was nominated for President by William Buck.

The motion was seconded by Chris Bartholomew.

Randy Leeds UNANIMOUSLY ELECTED PRESIDENT

William Buck was nominated for Vice President by Randy Leeds.

The motion was seconded by Ron Kobernik.

William Buck UNANIMOUSLY ELECTED VICE PRESIDENT

Ron Kobernik was nominated for Treasurer by Randy Leeds.

The motion was seconded by Chris Bartholomew.

Ron Kobernik UNANIMOUSLY ELECTED TREASURER

Chris Bartholomew was nominated for Secretary by William Buck.

The motion was seconded by Rick Wincott.

Chris Bartholomew UNANIMOUSLY ELECTED SECERATARY

Officer Positions for 2009 / 2010:

President – Randy Leeds, Vice President – William Buck, Treasurer – Ron Kobernik,
Secretary – Chris Bartholomew.

Board Member Reports

No reports were given

Old business Discussions

No old business was brought up for discussion

New business Discussions

WI FI INTERNET:

To follow up on the direction given by the homeowners during the annual meeting; a motion was made by William Buck to assess the HOA members for the initial installation cost of the wi-fi infrastructure after final cost is known, to divide the final cost equally, and to increase dues by \$15.00 per unit/month. The motion was seconded by Chris Bartholomew. During discussions, RB raised the question if it was fair to assess all homeowners when some may not use the Wi Fi service. Since there is no way to monitor use and that the service was available, used or not the board felt that an equal assessment was still appropriate. The motion was carried by a unanimous vote. A letter of notification to homeowners will be forthcoming.

MAINTENANCE ITEMS:

A directive to the management company was made to document the damage to the interior of units as a result of roof leaks which will include; complaint date, remedy date, responsibility of remedy.

A directive was made to the Management Company to replace burnt out lights with compact fluorescent lamps.

SIGNAGE:

Discussion regarding adding signage to corridor doors indicating quiet times on the property. A motion was made by William Buck to add signage indicating quiet time from 10:00 PM to 8:00 AM on selected entrances to the common hallways. The motion was seconded by Ron Kobernik. This motion was carried by a unanimous vote.

OTHER:

Rent for the commercial tenant space was discussed. A motion was made by William Buck to increase monthly rental to \$300.00. The motion was seconded by Chris Bartholomew. This motion was carried by a unanimous vote.

Discussion brought forward from comments by owners to the board regarding performance of the management company. There were no specific items recorded, though there is a concern that the management company needs to work at a higher quality level.

Discussion regarding the review of other management companies assuming that role for the HOA. William Buck and Chris Bartholomew will review, over the course of winter, and report back to the board.

Adjournment

A motion to adjourn the Board meeting was made by Chris Bartholomew.

The motion was Seconded by William Buck.

Motion was approved by a majority vote.

*Randy Leeds adjourned the meeting at 1:54 PM.

Minutes Accepted by:
Randy Leeds, Board President

October 6, 2009