

MEETING MINUTES

Snowcrest Condominium Association
Board of Directors Quarterly Meeting
Conference Call
November 7th, 2022 ~ 3pm MT

Call to Order

R. Leeds called the meeting to order at 5:03pm MT

Roll Call/Establish Quorum

A quorum was established with of the board in attendance.

Proof of Notice

Proof of notice was posted on the association's website.

Reading and Approval of Meeting Minutes

-August 10, 2022

R. Leeds made the following-

Motion:	Waive the reading of the August 10, 2022 minutes.
2 nd :	R. Leeds
Discussion:	None
Vote:	Unanimously Passed

Manager's Report

A second coats of stain was added to the wainscoting around garages 1-9. Insulation was installed in all crawlspaces, and a new layout for snow poles has been put in place for the contracted plow drivers. No contractors have been secured to keep the access roads plowed this year. Concern for alternate egress means was raised if the roof sheds, and blocks the lower decks. R. Leeds suggested plowing the lower road earlier in the season to establish a better access route. Board discussed avalanche mitigation in the event adverse conditions create a dangerous scenario.

Old Business

-Bridge Updates RE: Reinforcing Wall

Rodney has dug a hole, and is keeping it heated until the concrete can be poured on Thursday 11-10.

R. Leeds discussed the differences between the temporary and permanent solutions when it comes to fixing the bridge on the Emmons side. The cost of the permanent solution was not much more than the temporary solution, and the board discussed the importance of getting a cost for the galvanized steel replacement haunches. Board also discussed the safety threshold for closing the bridge, and what the best course of action would be in the event they have to close it. R. Leeds said he would call some engineers and see if shoring up the bridge with a few timbers could buy a few weeks until the steel can be installed over the cured concrete. Board discussed the funding of the project, what the financial threshold for assessing owners would be, and if the money could come from the capital account.

R. Leeds clarified that any changes to the capital budget would require owner approval. Board agreed to find the cost before making a decision.

-Chimney Issues

S. Bearth explained that Pinnacle Construction has straightened the damaged chimneys out, and the HOA is waiting for Rick Church to come inspect the repairs. A question was asked about the cost for shoring up the remaining chimneys with a come-along, and CBL agreed to find someone to get a number.

-Adoption of New Legislation

S. Bearth explained that a few owners are approaching the 90-day past-due threshold for delinquency, and the HOA should speed the amendment of their operating documents, in order to fall in line with the new legislation. S. Bearth discussed that the accountant has reached out to the delinquent owners to establish a payment schedule.

New Business

-Unit Sale Transfer Fee

The attorney would have to amend the declarations in order to legally allow for the charging of a unit sale transfer fee. R. Leeds mentioned that a 2/3rd majority would be needed to pass the amendment to the declarations. The board discussed creating a survey and sending it to the homeowners to gauge the level of support in the unit sale transfer fee. Board decided to keep the unit sale transfer fee on the schedule going forward.

-Short Term Rental Fee

R. Leeds also tied the unit sale transfer fee to the short-term rental fee in the discussion, and was concerned that too many owners short term rent, and would vote to decline the short-term rental fee. Board discussed tying the short-term rental fee to the annual short-term licensing fee, and not allowing anyone to renew the short-term rental license until the fee is paid. No other HOA's CBL checked with were able to successfully implement a short-term rental fee. The board discussed finding a way to have the short-term rental owners pick up any overages to the operating budget at the end of the fiscal year. Board will send out an inquiry about supporting a short-term rental fee to short-term owners to cover overages in operating expenses to

Unscheduled Business

A. Tower discussed potential hot tub savings previously mentioned at the owners meeting. R. Leeds thought the short-term rental fee would be the best way to proceed.

Establish Date of Next Meeting

Board agreed to schedule a meeting once the bridge project moves a little further along.

Adjournment

S. Bovay made the following-

Motion:	Adjourn Meeting
2 nd :	A. Tower
Discussion:	None
Vote:	Unanimously Passed

Meeting was adjourned at 4:09pm MT.