

SnowCrest Board Meeting Minutes from September 30, 2006

Call to Order

Randy Leeds called the meeting to order at 8:30 am.

*Meeting was attended by:

All current board members were in attendance (Chuck Mitchell via telephone) and Kendall Collins (CBC),

Roof Color Discussions:

The result of the owners color preference survey had Charcoal Grey as the narrow winner (18 of 37 units responded to the survey). It was moved and seconded to with Charcoal Grey as first choice and Medium Bronze as second choice. Motion passed 3 to 2.

Special Assessment Discussions:

The owner survey resulted in the \$7,200 assessment and associated projects being the preference. The board discussed the possible project cost overruns with no resolve. It was moved and seconded to implement the \$7,200 assessment. Motion passed unanimously.

The board discussed collection of the assessment. It was moved and seconded to collect the funds in two equal payments. First payment to be billed in the Jan 07 statement (due Feb 1) and the second to be billed in the May statement (due May 1). Motion passed unanimously.

Roof Construction and Schedule Discussions:

Randy spoke with Avalanche roofing and they indicated that they would be able to install the new roof next spring if they win the contract. It was discussed that details for larger and stronger crickets will be needed along with coordination of chimney work. David expressed the desire for chimney uniformity.

Randy will prepare bid packages in October and bid the new roof to a minimum of three local contractors. The preliminary list of bid contractors is Avalanche Roofing, Pinical Roofing, and Jim Thomas Construction. Randy is hoping to have bids in November.

Kendall agreed to a \$2,000 fixed fee to provide Randy with minor assistance managing the project. This would be in lieu of the more typical percentage mark up.

Chimney Report Discussions:

The report from Mountain Fireplace Specialists (MFS) was reviewed. The board agreed that the report was unclear and did not provide enough detail or identify the chimneys that still need to have structural collars installed. Kendall was asked to go back to MFS and update the report with more clarity on what is needed for each chimney. David agreed to work with Kendall and MFS on the new report.

Bridge Railing Project Discussions:

Randy review the details of the proposed bridge upgrades. The design now includes a steel top rail in lieu of a wood top rail. All the pickets, both new and old, will be painted a taupe color matching the existing metal siding color. The current estimate for the project is \$8,000. It was moved and seconded to proceed with the project as discussed. Motion passed unanimously.

August HOA and Board Meeting Minutes:

The minutes were reviewed and several minor corrections were requested. Both minutes were approved for publication with the noted corrections.

General Business Discussions:

Carl requested a map that would show the locations of the emergency water shut off. He also requested that the manhole cover adjacent unit 9 be secured for safety.

David gave a brief financial update. He noted that unit 27 was \$2,000 behind in dues and needed to be notified of our intent to lien the property. Unit 22 needs to be monitored and may also need to have a lien filed. In general we are currently within budget and our current dues structure appears adequate to cover expenses.

It was brought up that unit 29 is keeping a dog and possibly unit 2 as well. The owner of Unit 29 will be notified to correct the situation and unit 2 will be monitored.

Adjournment:

The meeting was adjourned at 10:15 am