

Meeting Minutes
Snowcrest Condominium Association
Board of Directors Annual Meeting
Three Seasons Conference Room
July 30, 2021 ~ Following the Annual Meeting

Call to Order

J Howalt called the meeting to order at 1:01pm.

Roll Call/Establish Quorum

Randy Leeds
Andrew Tower
Sabrina Bovay
Bryan Burks
Jerry Howalt

A quorum was established with all 5 Board members in attendance.

Also in attendance: Marion Trapolino (homeowner), and Sierra Bearth, Lee Friedman and Wanda Bearth (CBL staff).

Election of Officers

J Howalt made the following-

Motion: Elect Randy Leeds as president, Jerry Howalt as Vice President, Sabrina Bovay as Treasurer/Secretary, and Bryan Burks and Andrew Tower as directors
2nd: S Bovay
Vote: Unanimous approval

2021-22 Board of Directors

Randy Leeds, President, 3 year term expires 2024
Jerry Howalt, Vice President, 3 year term expires 2022
Sabrina Bovay, Treasurer/Secretary, 3 year term expires 2023
Bryan Burks, Director, 1 year term expires 2022
Andrew Tower, Director, 1 year term expires 2022

Reading and Approval of Meeting Minutes

March 12th, 2021

J Howalt made the following-

Motion: Waive the formal reading and approve the March 12th, 2021 meeting minutes as drafted by CBL
2nd: A Tower
Vote: Unanimous Approval

Reading and Approval of Prior Year Electronic Vote Log

R Leeds made the following-

- Motion: Waive the formal reading of the prior year's electronic vote log and approve as drafted by CBL
- 2nd: A Tower
- Vote: Unanimous approval

Reports

Manager's Report

S Bearth added that real estate sales in the valley are high pace and the latest sale at Snowcrest was for \$635,000.

Financials – A/R

L Friedman reported that all owners are in good standing.

Old/Unfinished Business

Reserve Study Proposal Discussion

R Leeds and S Bovay agreed to work through the reserve study proposal to revamp the association's 10 year plan.

Electronic Vote Log Template

The Board reviewed the template and agreed to utilize the proposed template.

Modify Dog Rule

The Board discussed solutions to decrease the amount of unpermitted dogs on property, including having owners have specific dog tags. The Board will consider more options at a future meeting.

Storage Unit Discussion

The Board discussed how to move forward on the storage unit discussion. S Bovay will prepare the sketches on the storage units for owner's consideration. The Board directed CBL to contact the owners who expressed interest in having a storage unit and see if there are still interested based on updated pricing.

New Business

Annual Meeting Date

The Board agreed to the meeting dates established in the owner's meeting and discussed meeting at the beginning of April for the budget. CBL will send the Board proposed meeting dates for October for the Board to vote on via email.

Governance Policies

S Bovay made the following-

- Motion: Vote on the governance policies via email to allow the Board members time to review the language
- 2nd: A Tower
- Vote: Unanimous approval

Bridge Discussion

R Leeds made the following-

- Motion: Direct CBL to begin the process of applying for a grant from the DDA to repair the bridge starting with getting an estimate from an engineer to create a repair plan
- 2nd: S Bovay
- Discussion: The Board discussed using wood or another material for the walkway and will review options presented in a proposal
- Vote: Unanimous approval

Parking Lot Discussion

The Board discussed the timeline for crack sealing and full replacement. The Board considered when doing the eventual full replacement also doing a concrete patch for the dumpster.

Chimney Discussion

CBL was directed to email the Board the documentation of the ceiling stains for their review. The Board agreed that a viable solution for the chimneys at risk is more roof shoveling. CBL will contact Mike Keith to engage him for roof shoveling this winter and ensure the roof are cleared frequently.

Remodel Guidelines Discussion

The Board discussed capping the time a dumpster can be on site for renovations at 90 days, and having owners use one of their parking spaces to accommodate the dumpster.

Unscheduled Business

The Board discussed fund balances following the points presented in the annual meeting. The Board informally agreed to determine a certain amount of funds to keep earmarked for extraordinary capital expenses. The Board directed CBL to change to WiFi password. M Trapolino questioned management holding a proxy. S Bearth explained it is not a conflict of interest in Colorado, but CBL will confirm this with the association's legal counsel.

Adjournment

B Burks made the following-

- Motion: Adjourn the meeting
- 2nd: S Bovay
- Vote: Unanimous approval

The meeting was adjourned at 2:56pm.