

**Snowbridge Square Condominiums
Homeowners Association Board of Directors Meeting
September 4, 2010**

I. Call the Meeting to Order

Tim Hoops called the meeting to order at 2 p.m. in the Snowbridge Square game room.

2010 Board Members present:

Tim Hoops #207, President (Residential rep)

John Faue #105, Treasurer (Residential rep)

Claire Carren #210, Secretary (Employee rep)

Gary Harmsen # 204 & Commercial (Commercial rep)

Robert Harmsen # 204 & Commercial (Commercial rep)

Homeowners present:

John Thompson #103

Guests present:

Jody Schmidt #211, Snowbridge Square Building Manager (Fall Line Property Management)

Lu Snyder as recording secretary

II. Boiler

Jody received two bids for boiler replacement from Tolin. One for \$257,000 proposes an entry-level two stage low-efficiency system. The second proposed a hybrid system with an efficiency of up to 99%. PSI submitted a bid for an on-demand single-stage system for \$245,000 and Unique submitted a bid for a single, high-efficiency boiler for \$183,000. John Faue said the owner of Unique told him, verbally, that he could resubmit the bid for a two-stage system and that the price should be lower than the single, high-efficiency. All of the proposals are to include replacement of M-tubing.

Tim Hoops made a motion to begin negotiation with Unique for the replacement of the hot water heater and boiler system. John Faue will ask Unique to rebid the single system and explore the option of a staged system. Gary Harmsen seconded the motion.

III. Stairways

High Timber submitted a bid proposing replacing the stairway rails at a cost of \$1,500 each. At that price, it will cost the HOA \$5,000 to replace the three failed and failing stairway railings. Those repairs must be done immediately. Meanwhile, the board agreed it wants to explore the feasibility of redesigning the railing before replacing the remaining 14.

Tim Hoops made a motion to repair the three failed/failing railings and pursue with Shell Hodgson a new design for using a metal framework. Claire Carren seconded the motion.

IV. Roof

Jody is advocating that the HOA hire his company to install a mushroom cap venting system in the roof. He has proposed to do it for \$5,200. The vents are baffled and covered. He already installed vents above units #304 and 305 last April, but would need to install an additional 88 total. The board was hesitant, unsure that Jody's proposed repairs would resolve the problem of ice dams and leaking. It wanted to be sure of the cause of the problem before proceeding with any repair work.

Gary Harmsen made a motion to test the connectivity between the lower and top vents. If the test is successful, the board will hire Jody to do the proposed work. Tim and Jody will perform the connectivity tests together and make the final decision.

V. Concrete repair

Jody received one bid for concrete work, from Summit Sealants for \$47,895. The proposal includes the removal of loose concrete, preparation and sandblasting, surface finishing and matching the texture of adjacent concrete and sealant. Repair of EIFS (siding) would cost an additional \$3,800. The board would like to get the work done before winter but is concerned the temperatures may already be too cold for concrete work and will defer the decision to Summit Sealants.

Tim made a motion to do the work as proposed, as long as Summit Sealants agrees it is technically possible. Otherwise, the board will wait until the appropriate time (next summer?). Claire Carren seconded the motion.

VI. Hot tub replacement

The homeowners present at the HOA meeting voiced a preference to postpone the replacement of the hot tub. Jody will contact the Athletic Club to see if they would consider offering a package deal to interested homeowners as an alternative. Meanwhile, the board will explore alternative locations for a future hot tub, including indoors, which could reduce costs for the HOA by decreasing the utility bill, maintenance work and repairs.

VII. Outdoor electrical lights

The building's commercial exterior lighting comes on at random times during the night. Jody has been unable to locate timers or a time clock and cannot set the times for the lights to go on and off. The board agreed that Jody has the authority to hire an electrician to get the problem fixed. If the cost is pricey, Jody is to consult Tim before proceeding. John Thompson will work with Jody.

VIII. Painting

Everyone agrees on the need to paint the building, subject to the budget. The EIFS (siding) needs repair and rust removal before any painting is done. Colors are subject to approval. Painting would cost the HOA approximately \$65,000.

IX. Flatroof repair

Jody recommended fixing the building's flat roofs before this winter. It would cost \$100,000 for three. The board agreed to repair roof leaks through the winter and postpone the roof repair until next year, as there are too many other pressing repairs/projects on tap.

X. Cable TV/Internet

The board agreed to get cable TV and Internet from Resort Internet for the same price as it is currently paying for cable. Individual homeowners can contact Resort Internet to upgrade their service with more TV channels and/or phone service.

XI. Transfer of excess income

Tim Hoops and Claire Carren signed a Resolution of Snowbridge Square Condominium Association to transfer excess income to the Reserve Fund.

XII. Delinquent Homeowners

The board agreed to begin foreclosure procedures on delinquent units.

XIII. Fireplaces

Jody will oversee the inspection of all fireplaces, to be performed in the next 30 – 60 days.

XIV. Adjournment

Tim Hoops called to adjourn the meeting at 4:20 p.m.

XV. Executive Session

The board held an executive session after Jody left the meeting. The executive session was adjourned at 4:30 p.m.