

# Snowbridge Square Condominium Association Annual Homeowners Meeting September 5, 2009

## *I. Call the Meeting to Order*

The Snowbridge Square Condominium Association Annual Homeowners Meeting was called to order by Tim Hoops at 11:34 in the Tuckers Tavern Game room of Snowbridge Square.

### **2008 Board Members Present:**

Tim Hoops #207 President (Residential rep)  
John Theisen #208 Treasurer (Residential rep)  
Claire Carren #210 Secretary (Employee rep)  
Robert Harmsen # 204 & Commercial (Commercial rep)  
Gary Harmsen # 204 & Commercial (Commercial rep)

### **Homeowners present:**

Jason McMullen #110  
Jon Faue #105  
Dave Erickson #212  
William Peiker #205  
Brian Schwartz #101  
Bob Root #204  
David Neff #210

### **Guests Present:**

Jody Schmidt #211 Snowbridge Square Building Manager (Fall Line Property Management)  
Mike Kurth, Summit Bookkeeping  
Gary Rodgers, Copper Mt. Inc. President and COO  
Bonnie Kirchoff of Copper Mountain Business Center was recording secretary

3 proxies received.  
A Quorum was reached and the meeting began

## ***II. Approval of 2008 Homeowners Meeting and Board of Directors Minutes***

A motion was made to approve the minutes of the annual meeting held on August 30, 2008 as presented. The motion was seconded by John Theisen and carried by Robert Harmsen.

## ***III. Treasurers' Report***

Michael Kurth from Summit Bookkeeping reported that net operating income from the year ending 12-31-2008 was \$2,788 and net reserve income was \$4,254. Through July 2009 Snowbridge Square's net income is \$84,465 the reserve fund net income is at \$37,956. The books look good and are on track to make substantial additions to the reserve fund.

Automatic withdrawal forms are available for quarterly HOA dues through Mike. This will help get the Quarterly payments easily for both you and the association.

There are two units that are behind on dues they are in default one has a lien against

## ***IV. Presidents Report***

Tim Hoops reports that the reserve did increase as much as budgeted. \$46,000 was spent above the budget. Snow and water were on budget and natural gas has dropped 25% for the last 9 months.

Currently the total Reserve Fund is at \$321,000. \$50,000 is for working and currently on track to have \$75,000 net above budgeted.

Upcoming major expenses will include boiler replacement (current bid at \$235,000), roof repairs, units temperature gauges, overall building appearance (outside painting of the building), and walkway replacement. Additionally, we will continue to evaluate the boiler and heating systems of the building to try to increase the building's energy efficiency.

Two units are currently in default and one of the units currently has a lien against it. Tim noted the importance of everyone paying quarterly dues on time so budgeted expenses are covered. If anyone has feedback please discuss with Tim, Jody, or Claire.

Currently units with fireplaces (wood and gas) have outstanding annual inspection certificates that were requested last year. A letter with options of businesses that conduct fireplace inspections will be provided by Claire if you are not able to find one on your own. Certificates need to be turned in or units will be turned over for inspection at the cost of the owner. Without a Certificate on file expect to receive an attorney's letter in the mail in the next few weeks.

Questions covered

Independently having boilers on each floor versus one boiler on ground floor?

Tim- multiple units were bid on because they would be more efficient but are more costly to install.

How are the walkways going to be updated? Would artificial wood be an option?

Tim- Artificial wood does last a long time but snow needs to be able to be removed from the surface easily. They are currently looking at surfaces that are rough with no a slip surface that is easy to remove snow from. Project cost will be approximately \$15,000.

How long will it take to change the boiler?

If changing only one boiler it would only take a few hours and residence would be notified of the temporary water shut off to do so. The new Boiler would be able to heat and store water.

FYI Base board heaters can be turned off if your unit is too warm. This helps with losing heat and money when windows are open to cool down a unit.

## ***V. Building Mangers Report***

Jody Schmidt, the building manager reported on Snowbridge Square projects. He talked about completed and ongoing projects for the building. Topics covered include (see attached appendix)

To contact Judy Schmidt by email [Schmidt222@hotmail.com](mailto:Schmidt222@hotmail.com) Phone: 970-516-4378

Question covered:

The hot tub was installed in 1994. What is the expected life span of a hot tub? And is replacement typical now at this age?

Yes it is typical at this age (15 years) and it is currently beyond the expected life span of the tub.

## ***VI. Election of Board of Directors***

Tim Hoops asked if there were any volunteers to run against for board members as John Theisen is stepping down from the board...

As Robert Harmsen and Gary Harmsen are the sole owners of the Commercial units, they are the commercial board members by default

Claire held 3 proxies received from Jim Farquhar, Jason McMullen, and John Kokot, employee units 109,110, and 209

With Claire from #210, that makes 4 of the 7 employee units represented

Proxies for Residential units 204, 207, 208 were also held by Tim

Motion for counted votes for board of directors was made. The vote was seconded and approved.

Tim Hoops was voted in for a second term as President 8 out of 8

Jon Faue was voted in as Treasurer 7 out of 8

Claire Carren was voted in for a second term as Secretary 4 out of 4

## ***VII. Tenant Concerns***

- I. Issues were brought up about the front entrance walk ways being replaced and access when Copper Mountain starts construction because the walk ways are on Copper land?
- II. Salsa Mountain issues:
  - i. Smoking on salsa deck
    1. Jody has spoke to them about smoking
    2. Jody will find out about the Colorado state ordinance on smoking and give them a copy
      - a. If they do not comply a complaint will be filed with county
  - ii. Trash such as beer bottles and cigarettes butts in and around the Salsa area.
  - iii. Complaints on Salsa's meat smoker wafting into the tenant condos--Jody has spoken to them
  - iv. People hanging outside of Salsa creating noise.
  - v. Dirty stairwells in the Salsa area:
    1. If they are not taking care of dirt/ bottles/ smoking
      - a. Can the association charge Salsa
      - b. If they then do not comply can they hire someone at their cost

## ***VIII. Resort Update***

Gary Rodgers, Copper Mountain President and COO, visited the meeting and opened the floor for owner comments and questions:

Questions and answers

1. What are the plans for the chapel lot? When is building scheduled to start?
  - a. Credit markets are currently down so there are no projects in the near future. When things start to improve and people start to reinvesting, projects will start again.
2. High Point lift?
  - a. 1st thing on priority list to be approved
3. Catalyst Lift building?
  - a. Not at this point but it is in the long term plans. Also with a secondary terrain park being built.
4. Chapel lot development: will the east entrance to the Snowbridge parking lot be effected or closed off?
  - a. I will look at the plans, but we will work with the HOA when development work occurs. We can work together to work things out.
5. HOA Members will Copper offer the free ski passes again this season?

- a. Looking at but if a change occurs passes will be offered at the lowest price.
6. Life time pass and investor's passes will you be changing them?
  - a. No plan to change them at this point
7. Will there be a gate open to access the backcountry?
  - a. Working with Forest Service
  - b. If this is something that you would like to see happen please communicate with the forest service and Hagan.
  - c. Safety is a issue so a waiver / form might be developed for back country
8. Lift at Tuckers is one going in?
  - a. EIS is not on the top of the priority list at the moment
  - b. A high speed lift has been approved for that area
9. Why are there horses in the Corn lot
  - a. Leslie who runs the Copper Stables has set up a temporary coral in the corn lot due to changes to the stables by Union Creek
10. Is that why the Gate to the bridge across Ten Mile Creek by the S end of the Corn lot has been closed?
  - a. No the bridge is operated by the Forest Service. You can contact them to find out why they have closed the bridge.

No more questions were asked and Gary thanked everyone for their questions.

#### ***IX. Adjournment***

Tim Hoops made a call for Adjournment at 1:32pm. The motion was seconded by Jon and carried by all in attendance.

## Manager's Report – September 5<sup>th</sup>, 2009

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*Jody Schmidt*

*Fall Line Property Management LLC*

*970-518-4378*

Welcome back homeowners! It has been a productive and progressive year here at Snow Bridge Square. It has been a pleasure for me personally to manage and maintain your building; I hope this past year has been an equally positive experience for you as it has for me. There have been several changes and improvements throughout the building and grounds that you may have noticed and a few you may have not. I would like to share with you some of what has happened and the goals I have for the coming year.

### **Maintenance & Beautification**

- ❖ Maintained clean, well swept parking garage
- ❖ Mulched and landscaped the ground surrounding the building
- ❖ Pressure washed the exterior of the building
- ❖ Most of the stairs and elevator landings have been cleaned and painted

### **Progress & Development**

- ❖ The main level mall received all new carpeting
- ❖ The roof over the former Liquor store and Tee shirt shop has been repaired
- ❖ Several plumbing repairs have been made at Salsa Mountain Cantina to aid in water conservation
- ❖ Also to aid in water conservation several water saving toilets have been installed for homeowners
- ❖ A new roof has been installed over the employee unit wing

- ❖ Still in need of replacement, is the boiler and quotes have been received and await approval
- ❖ Roof repairs continue to be a demand, quotes have been received and await approval
- ❖ Other quotes we have received include replacement of all the wood on our walkways.
- ❖ We are also looking into a surveillance system. We have had vandalism throughout the year, causing unnecessary cost to our home owners and commercial owners.
- ❖ Lastly we just had the hot tub repaired by Kapus water. They advise we budget for a complete replacement in the next 2-4 years.