

October 10, 2015

EXECUTIVE BOARD MEETING

AGENDA

ITEMS OF DISCUSSION:

1.0 CALL TO ORDER

2.0 APPROVAL OF MINUTES OF BOARD MEETINGS OF JULY 31, AUGUST 1, 2015 AND HOMEOWNERS MEETING OF AUGUST 1, 2015

3.0 FINANCIAL REPORT

4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS

4.1 SUMMER WORKLIST

.0 DECORATING COMMITTEE REPORT

6.0 LANDSCAPING COMMITTEE REPORT

7.0 EXTERIOR COMMITTEE

8.0 APPEARANCE COMMITTEE

9.0 OLD BUSINESS

9.1 HOT TUB REPLACEMENT

9.2 WOODSHED

10.0 NEW BUSINESS

10.1 DETERMINATION OF ASSOCIATION FEES FOR 2016

10.2 PETITION REGARDING SEWER RATE STRUCTURE

11.0 OTHER ITEMS PROPERLY BROUGHT BEFORE THE BOARD

11.1 DISPLAY OF THE AMERICAN FLAG

12.0 ADJOURN

EXECUTIVE BOARD MEETING

MINUTES

NOTE: The following is the writer's interpretation of the discussions and actions occurring at the referenced meeting. Any corrections, additions, or deletions should be noted to the writer within 10 days of the distribution date. Appropriate handouts and documents are available on the website. Copies of all handouts and documents are available upon request.

DISTRIBUTION: Board members and owners via website.

ATTENDEES: Board Members: Kandy Ramos, David Roach, John Krause, Sherry Martin, Bryan Dye, David Tickner and Gregg Reed. Proxies were received from Lisa Dandeleit, Terri Shelton, Cris Trout, Dale Kohlriseser, and Bill Brookhart. Others: David Painter, Melissa Cogar, Lora Graves-Dye and David Bryant

1.0 CALL TO ORDER

The meeting was called to order at 9:00 a.m. by David Roach, President. After roll call it was determined that a quorum was present. David Roach stated that due to the absence of Terri Shelton, Secretary a volunteer was needed to take the Minutes. David Tickner volunteered.

2.0 APPROVAL OF MINUTES OF BOARD MEETINGS OF JULY 31, AUGUST 1, 2015 AND HOMEOWNERS MEETING OF AUGUST 1, 2015

David Roach stated that he would entertain a motion to approve the Minutes of the above meetings. Minutes have been previously sent to Board Members. John Krause so moved. Bryan Dye seconded. There was no further discussion. Motion carried.

3.0 FINANCIAL REPORT

Kandy Ramos presented the Financial Report. She indicated that we will save about \$8,000 in propane, but that amount has been transferred to electric costs, as that is how the hot tubs are being powered. She also indicated that we are saving about \$3,100 per year in insurance, as we have eliminated the fireplaces and are not using propane. She concluded that there will be no need for a dues increase this year and we will be able set aside \$10 per month for the anticipated sewer increase.

She then presented the proposed Budget for 2015-16. Bryan Dye moved to approve the Budget for 2015-16. John Krause seconded. There was no further discussion. Motion carried.

John Krause moved to approve the Financial Report. Gregg Reed seconded. There was no further discussion. Motion carried.

4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS

David Roach reviewed Lisa Dandeleit's report. She indicated that we received an estimate from Brewer for our compressor replacement of \$3,700, which is within our budget. Brewer explained to David Painter that if we install anything other than their compressor, or alter their system, they will not stand behind the system. She recommended that we move forward and install a new compressor with Brewer. The cost is within budget, it keeps us with one company to handle everything, and they can stand behind their system. As this had been previously approved, Board action was not required. It was the consensus of the Board that we install a new compressor with Brewer

Discussion was held about replacing the most recent washer failure with a regular or high capacity. The estimate for a regular washer is \$847 and a high capacity washer is \$1,327. The one that failed was a high capacity. It was pointed out that a high capacity can be handy to have to hold comforters, etc. As this replacement had previously been approved, Board action was not required. It was the consensus of the Board that we should purchase a high capacity washer. Discussion then ensued as to why we have different costs for different washers ranging from \$.50 (old washers) to \$1.50(new washers). David Painter explained that the prices are set by the factory and according to technicians at Sears, cannot be changed without risk of damage to the washer.

Lisa Dandeleit reported that we had a water issue in 112B which affected the counter top. David Painter found a counter top that had been removed from another unit and has installed it in 112B. This appears to have resolved the issue it will mean no overall cost to the Association.

David Painter discussed strapping down first floor water lines/pipes to prevent leaks. Apparently the building settlement has caused some pipes to separate. We have experienced a leak in at least one unit. He will attempt to remedy this problem. As this is an Association responsibility, the Board directed him to conduct spot inspections of other first floor units to determine if there is damage to other units.

At the last meeting repair of the pavers was discussed. David Painter is in the process of making those repairs.

4.1 SUMMER WORKLIST

- REMOVE EXISTING HOT TUBS (COMPLETE)
- RE-PLUMBING NEW HOT TUBS (1 TUB COMPLETE)
- MAINTANANCE ON HOT TUB HEATERS (ON GOING) / INSTALLED 1 NEW ELECTRIC HEATER (Should be done by Opening day November 25, 2015)
- REPLACE SIDING WHERE NEEDED (ONGOING)
- REPLACE THE STONE AROUND POST AT MAIN ENTRANCE (ON GOING)
- STEAM CLEAN ALL COMMON AREAS (ALL FLOORS COMPLETE AND STAIRS WAYS)
- DRESS UP LANDSCAPING (CLEANED UP LANDSCAPING, WEED EATED, CUT BRUSH, CUT DOWN DEAD TREE, CUT THEM UP INTO FIRE WOOD AND STACKED AROUND AREA. CUT

UP ALL OLD TREE LAYING ON THE GROUND)

- TOUCH UP PAINT WHERE NEEDED) (ONGOING)
- CLEAN UP FALLEN TREES (CLEANED UP DEAD TREE AND CUT DOWN FALLING ONES)
- REPLACE THE FLOURESENT LIGHTS IN THE HOT TUB AREAS 16 FIXTURES CHECKING ON DIFFERENT FIXTURE OPTIONS (STILL NEEDS ADDRESED)
- ROOF COATING ON THE FIREPLACE CHASES A SIDE (COMPLETED)
- ROOF COATING ON THE FIREPLACE CHASES A SIDE (COMPLETED)
- ROOF COATING ON ATRIUMS A AND B SIDE (COMPLETED)
- REPLACE BAD DOOR CLOSURES (ONGOING)
- CLEAN THE ROOF ABOVE THE HOT TUBS (COMPLETED)
- REPAIR DAMAGE CEILINGS IN BUILDING COMMON AREAS (ON GOING)
- SPRING CLEAN THROUGH-OUT THE BUILDING (ON GOING)
- REPAIR, REPLACE AND PAINT SIGNS AROUND THE BUILDING (ON GOING. PAINTED LARGE SNOWCREST SIGN OUT FRONT OF WEST)
- INSPECT UNDER THE BUILDING (COMPLETED)
- CLEAN ALL STORAGE AREAS (COMPLETED)
- REWIRE THE ROOF LIGHTS (COMPLETED BY RICHARD SHELTON)
- REPAIR ENTRY DOORS (HINGES AND SEALS) (ON GOING)
- REBUILD THE BACKUP COMPRESSOR FOR THE SPRINKLER SYSTEM (LOOK IN TO PURCHASING A COMPLETE COMPRESSOR AND TANK) USE THE EXISTING ONE FOR BACK UP AIR!
- REPAIR CEILING DO TO ROOF LEAKS 311B AND 315A, ALSO WALL IN 303A NEEDS REPAIRED (311B AND 315A COMPLETED)
- CLEAN AND RESTRIPE THE PARKINGLOT (COMPLETE), ALSO FINISHED CRACK FILL
- CLEANED UP AND HAULED OFF THE BIG PILE OF ROTTENING OLD WOOD AND BARK BETWEEN THE WOOD SHED AND OUTSIDE STORAGE AND EQUIPMENT BUILDING. (COMPLETED)
- 3RD FLOOR A AND B SIDE WALK THOUGH INSPECTION (COMPLETED)

- 2ND FLOOR A AND B SIDE WALK THOUGH INSPECTION (COMPLETED)
- 1ST FLOOR A AND B SIDE WALK THOUGH INSPECTION (COMPLETED)
- EAST SIDE ENTRY WAY LIGHTS FIXTURE FIXED AND WORKING (COMPLETED)
- STEAM CLEANED A AND B SIDE 1ST FLOOR (COMPLETED)
- ALL DECKS AND STEPS STAINED (COMPLETED)
- ALL PROPANE HEATERS FOR HOT TUBS ON A&B SIDE REMOVED AND DISPOSED OF (COMPLETED)
- REMOVED OLD GRILLS BY FIREPIT AND DISPOSED OF AND REFILLED HOLES (COMPLETED)
- REPAIRED WEST SIDE ENTRY DECK SUPPORTED AND JACKED BACK UP (COMPLETED)
- STEAMED CLEANED STAIRWELLS AND LANDING (COMPLETED)
- REPLACED NEW CARPET IN ELEVATOR ROOM (COMPLETED)
- REMOVED STUMPS AROUND BUILDING AND CUT DOWN AND REMOVED (COMPLETED)
- TOOK DOWN AND CLEANED ALL HALLWAYS LIGHTS AND CHANGED BULBS WHERE NEEDED (COMPLETED)
- CLEAN OUT WOOD SHED WOOD BARK AND DEBRIS (COMPLETED AND CLEANED OUT AND LOCKS ON IT)
- REPLACE CARPET ON A SIDE ENTRY WAY (ON STEPS) (ON GOING)

Kandy Ramos moved to accept the Operations/Resident Manager Report/Recommendations. Bryan Dye seconded. There was no further discussion. Motion carried.

5.0 DECORATING COMMITTEE REPORT

David Roach reviewed the report. Lisa Dandele reported that an email was sent to members asking for any input. Minor wear is showing on some seams and step areas of carpeting. This will be re-evaluated after the season. Interior furnishings are holding up well. Hot Tub areas will have some updating, most likely in the spring. David Painter and Melissa Cogar appear to be doing a good job of keeping things up. Hot tub installation is on-going and Greg Elbon has said they will be ready by the end of October. He was working on them last week. He provided an estimate of \$250 per tub to complete installation of the final 3 tubs. After much discussion by the Hot Tub Subcommittee, an anti-slip tape product has been picked out to try on one hot tub to see if it will hold up to heat/water. David Painter and Melissa Cogar will report if it works, and if so it will be applied to all tubs. Bryan Dye asked if the excessive caulking around the jets could be trimmed, as he was concerned that people will pick at it and damage the sealing. David Painter stated that he will contact the manufacturer to make sure that doing so will not affect the warranty.

New hot tub signs and wording have been worked out and Terri Shelton is ordering them.

Bryan Dye moved to accept the Decorating Committee Report. John Krause seconded. There was no further discussion. Motion carried.

6.0 LANDSCAPING COMMITTEE REPORT

David Roach reviewed the report. Lisa Dandeleit reported that an email was sent to all members asking for input. David Painter asked for permission to remove the fence that was hiding propane tank. After discussion, it was decided to leave the fence up, as there is exposed pipe and we may want to see if the cost of running the hot tubs electrically is so expensive that we need to return to propane.

At the last meeting it was decided to install Dog Stations. After discussion, it was decided to install a hanging dog station inside at each entrance with double bag (reserve) capacity.

David Painter reported that he has cut up many dead trees which were around our area, and they are ready to be used as firewood for the firepit, if anyone would need it. Citynet installed a cable for the Timbers, but according to David Painter, it was buried and did not affect our parking lot.

Gregg Reed moved to accept the Landscaping Committee Report. Bryan Dye seconded. There was no further discussion. Motion carried.

7.0 EXTERIOR COMMITTEE

David Roach reviewed the report. Lisa Dandeleit reported that an email was sent to all committee members asking for input. Lisa has contacted a company for a bid on working on the dormer shingles (twice) and is waiting for a quote. They came and looked at the areas. Bill Brenneman was supposed to get Kandy paper work regarding painting for 2016. As this has not been received, she will contact him about what she needs. David Painter has done some caulking and exterior touch up in preparation for the season. We had a roof light blow over and David Painter has stabilized it.

8.0 APPEARANCE COMMITTEE

No report at this time.

9.0 OLD BUSINESS

9.1 HOT TUB REPLACEMENT

See Decorating Committee Report.

9.2 WOODSHED

David Roach reported that the woodshed has been secured and a waiver developed for those who choose to use it for bike storage. We are waiting for Richard to build the bike rack. The cost will be about \$1,000. Discussion ensued about the water and icing issues during winter. It was suggested that the rack be out up on blocks in winter. The assumption is that no bikes will be present during winter months.

10.0 NEW BUSINESS

10.1 DETERMINATION OF ASSOCIATION FEES FOR 2016

David Roach stated that he would entertain a motion to set the Association Fees at \$310 per month for a 1 Bedroom Unit and \$390 per month for a 2 Bedroom Unit. Bryan Dye so moved. John Krause seconded. David Roach noted that this represents no increase in Association fees. Motion carried.

10.2 PETITION REGARDING SEWER RATE STRUCTURE

David Roach told the Board that Michael Pancione, Vice President of the Westridge HOA is developing a petition to protest the proposed dual sewer rate for rate payers. In this structure, Snowshoe property owners will pay from \$70.88/mo for 2 bedroom units or fewer, and up to about \$150/mo for 6+ bedroom units. At the same time, new users in the valley will pay a fixed, and lowest, rate of \$70.88/mo regardless of the size of the unit. The result is that Snowshoe owners will be subsidizing valley residents who have more than 2 bedroom houses. He noted that so far the following HOAs have signed on: Silver Creek, Mountain Lodge, Lands End, Creekside, Westridge, Ridgewood, Shamrock and Summit. David Roach stated that he would entertain the following motion. The Snowcrest HOA supports the petition to protest the proposed dual sewer rate. Kandy Ramos so moved. Gregg Reed seconded. There was no further discussion. Motion carried.

11.0 OTHER ITEMS PROPERLY BROUGHT BEFORE THE BOARD

11.1 DISPLAY OF THE AMERICAN FLAG

Lora Graves-Dye stated that she and her husband, Bryan Dye are willing to donate an American Flag if the Association is willing to install a flag pole. Concerns were raised as to potential conflicts with the Bylaws and Rules, the necessity for either lighting it or taking it down every night, and the wear and tear on the flag given the climate. Lora was advised to present this to the Decorating Committee for consideration.

Respectfully submitted,

David Roach, President