

**SNOWBIRD CONDOMINIUM
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
August 6, 2005**

The regularly scheduled Annual Meeting of the Snowbird Condominium Homeowners' Association was held on Saturday, August 6, 2005, in the Wilderndest Commercial Center. The meeting was called to order at 4:15 P.M.

ROLL CALL

Pursuant to the Bylaws, the representation of fifty one percent (6 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
372	Jill Fredrickson	3710	Jay/Kathy Legoza
374	Charles Shoemaker		
375	Don/Janet Schlegel		
376	Frank Cole		
378	Patty/Dennis Disney		
379	Sonia Moore		

Present from Wilderndest [WPM] were Audrey Taylor, HOA Liaison, Rafael Suarez, Property Manager and Tony Snyder, General Manager.

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
THE MINUTES OF THE AUGUST 7, 2004, ANNUAL MEETING WERE APPROVED AS
WRITTEN.**

REPORT OF PRESIDENT

Frank Cole reported that the Work Day was a resounding success. Top horizontal railings were replaced on seven decks. Deck railings were painted, the grounds were cleared and cleaned, 5 trees were planted, fire extinguishers were updated.

One dead tree remains at the North East corner of the building.

Wilderndest will satisfy the requirements of Senate Bill 100 on behalf of the Association. The website will be a major component for meeting the requirements. There will be a charge to the Association to administrate the compliance requirements.

There were opposing opinions as to the quality of the concrete project as it has cracked in a few places. Most agreed that the terrain ensured that the concrete would be under stress and were satisfied with the workmanship. WPM will check with the contractor and ask that he evaluate the project outcome.

The Association suffered some roof leaks last year. WPM was directed to contact Turner Morris to repair the leak over Unit #379. It is thought that the leak is occurring at the soffitt line and coming down the fascia. Additionally, Turner Morris is to investigate the source of the roof leak over the back stairway by unit 372.

REPORT OF MANAGEMENT

Wilderness Property Management

Tony Snyder again wholly owns Wilderness Property Management. He purchased the Copper Mountain ½ of Wilderness late last winter.

WPM's basic responsibilities are: meetings, administrative needs, property management and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recently offered a substantial discount to Wilderness owners.]

The Wilderness/Snowbird liaison is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Wilderness's size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 63 homeowner associations and approximately 3,000 units, and continues to net substantial savings. For example:

- Cable TV – a savings of approximately \$28/month/unit from rates paid by locals in residential communities for the same service.
- Trash is approximately 42% off local rack rates.
- All Wilderness-managed associations' bank accounts are held separately and are given is given a preferred rate on all its bank accounts. [Currently 3.9%]
- Insurance premium rates are far superior to the competitors.

Wilderness opened a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. The address is: wildernesshoa.com.

FINANCIAL CONSIDERATIONS

Don Schlegel reported that as of the July 20, 2005, the Operating Account's balance was \$4,778.45 and the Reserve Account's balance was \$9,915.41. Operating income exceeded expenses by \$1,003.44 in the fiscal year April 04 to March 05. The Association was able to allocate \$8,300 to the Reserve last year.

A discussion of Senate Bill 100 and its impact on Snowbird led to the decision to change the fiscal year in order to meet the membership, budget notification requirements to coincide with an August annual meeting.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO AMEND THE FISCAL YEAR 2005/2006 BUDGET TO EXTEND THROUGH SEPTEMBER 30, 2006 BY INCREASING EACH ITEM BY 50%.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO APPROVE AND RATIFY THE BUDGET AS AMENDED.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO CHANGE THE FISCAL YEAR TO END SEPTEMBER 30TH.

REPAIR AND MAINTENANCE CONSIDERATIONS

It was noted that the paint and part of the trim is failing. Plans were made to obtain bids for next year. Suggestion was made to price painting the decks, stairways and doors separately.

The following was approved for action:

- Repair/replace the one fire extinguisher that reads “Discharge”.
- Install sign on Unit 3710 storage locker that matches others.
- Install sign in common area “Not a Play Area” – pole length is 2 or 3 feet above the ground.
- Hang “No Parking” sign on the wall across from the NW edge of lockers.

Discussion as to the best time for the Work Day resulted in:

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO SCHEDULE THE WORK DAY IN THE MORNING/MID-AFTERNOON OF THE ANNUAL MEETING DATE. A \$100 ASSESSMENT IS LEVIED AGAINST ALL UNITS THAT WILL BE WAIVED UPON PARTICIPATION IN THE WORK DAY.

ELECTION OF DIRECTORS

Snowbird Directors are elected annually.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ELECT FRANK COLE, JILL FREDRICKSON AND PATTY DISNEY TO THE BOARD OF DIRECTORS. DON SCHLEGEL WAS ELECTED AS THE ALTERNATE.

OTHER MATTERS

The 2006 Annual Meeting/Work Day was scheduled for August 5th. The meeting will convene at 4:00 P.M. in the Wilderndest Commercial Center.

ADJOURNMENT

The meeting adjourned at 6:10 P.M.

**SNOWBIRD CONDOMINIUMS
BOARD OF DIRECTORS MEETING**

August 6, 2005

A regularly scheduled meeting of the Snowbird Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Frank Cole
Vice President	Jill Fredrickson
Sec/Treas	Patty Disney
Alternate	Don Schlegel

ACTION LIST

SnowBird Annual Meeting

August 6, 2005

ITEM	PERSON RESPONSIBLE	STATUS
Add to meeting schedule – Ann Mtg August 5, 2006 WCC 4:00 PM/Work Day in the AM	Allison Fletcher	
Frank Cole is the Pres; Jill Fredrickson the V Pres and Patty Disney the Sec/Treas. Don Schlegel is the alternate.	Allison Fletcher	
Call Turner Morris to repair the roof above unit 379 and over the back stairs by Jill’s	Audrey	
WPM to repair ceilings of carports – want a KIA job, not Cadillac – match existing level of finish	Const and Repair	
Call Stan Miller regarding concrete	Tony	
Change fiscal year	Schlegals	
<ul style="list-style-type: none"> ▪ Repair/replace the one fire extinguisher that reads “Discharge”. ▪ Install sign on Unit 3710 storage locker that matches others. ▪ Install sign in common area “Not a Play Area” – 2 or 3 feet to ground. –OPS MUST ORDER ▪ Hang “No Parking” sign on the wall across from the NW edge of lockers. 	Rafael Suarez	

