

Snake Board (board only) Meeting July 23, 2011

1. **Reserve study (includes the roof inspection item)** – An engineering study for Snake River Village examines items major capital items, including, but not limited to: roof, asphalt drives, siding, fencing, spa, landscaping. The Reserve Budget is based on periodic major maintenance and life expectancy each of these major items. An engineering inspection will help the board in their evaluation of the Snake River Village 35 Year Budget be sure enough money is in the reserves to deal with issues on these items. The last on-site engineering was completed Nov. 2007. Quotes for onsite inspections should be gathered by Sept. 1.
 1. Borne Engineering has done the inspections in the past and should bid for the next study.
 2. Advanced Reserve Solutions is another company available to do this – Julius will contact them, and get an estimate.

One item not addressed is the question about on-site inspection or not. As a board we need to understand the value of an on-site inspection vs. the contractor working off of plans and pictures. What period (in years) should on-site inspections occur. This should be answered by each contractor bidding. This was also an unanswered question from the previous board as well.
2. **Grounds and Landscaping (outcome of our walk thru with Mike)** – see attached
3. **Obtaining bids for 2011-2012 snow plowing and shoveling** – Currently, the same company does both winter and summer work. The board would like Mike – to ask if there might be a better pricing if the winter maintenance and summer landscaping work is combined under the same contract. Items to be included, but not limited to:
 1. Winter (Nov – May) – plowing, shoveling steps and walks and the areas along the garages prior to the plow, shoveling the spa area.
 2. Summer (June – Sept) – mowing the front grass 2 times per month and the back once per month, trimming, weeding the beds, spraying for weed control (including landscaped rock areas), fertilizing the trees, grass and beds, hooking up irrigation sprinklers (June 1), disconnect and blowing out of sprinkler lines.Quotes for both from the current company as well as 2 others should be gathered by Sept.
 3. Bids should be separate for winter and summer and should include any discount if both winter and summer are awarded to a single contractor.
4. **SRV HOA website** – As a result of the survey of SRV owners earlier this year, the board investigated various methods of relaying information to homeowners. KTTR recommended a new website to change how information is conveyed to the homeowners. There is a cost for the new web site of approximately \$50 per month. At this time, the board will stay with the current program, and do more email (blast) communication with owners regarding board minutes and other news bulletins, as well as posting them on the existing web site for historical and reference purposes. Snake Bites will no longer be used.
5. **Budget items from a review of the June Financials** – there are several questions from the financial reports from the past 4 months. Jim is working with Michael Ball, the new accountant, to clarify charges. There seems to be some duplication of items that should have been included in the addendum that Mike provided to the contract with KTTR.
6. **10 year batteries for smoke detectors** – There is a new 10 year battery designed for smoke and CO detectors that is available for around \$6. The board would like to utilize these batteries for the next replacement and then replace in 5 years (not wait for 10 years). It is hoped that this

will reduce the overall expense of changing batteries yearly. Julius will get a pricing and purchase.

7. **Survey results & comments – send a note out to owners** A note will be generated to thank owners for their time on the survey completed at the end of May and convey the results. This will be generated by the end of August for distribution in Sept. Brad will work on this – especially addressing comments. From our June meeting, the following might be included:
 - A large thank you to all the homeowners for completing their surveys! It helps the board having owner input.
 - Communications – the board and Key to the Rockies (KTTR) will continue to improve communication with homeowners. Email blasts will be the primary method of distributing board minutes and other news bulletins. KTTR is working on the homeowner web site, updating it and hopes that by later in the summer it will be useful in getting information to homeowners.
 - Comment in the survey regarding the cash reserves not growing – besides the normal monthly input to the reserves, there are few vehicles available that give favorable interest rates at this time. The board continues to work on this problem and it is hoped once the economy recovers better interest rates will be found.
 - Recycling and dumpster :
 - After some discussion on the recycling, the board decided to suspend the recycling program. People putting trash into the recycling bins or on the floor, contributed to a mess in the dumpster area. The bears and other critters would then make a mess through the whole property. Paying for the cleanup of the trash on the property and also paying for recycling when it wasn't being properly utilized were factors in the decision to stop the recycling program. Also, the house for the dumpster was changed – door added to the walk in section and the big doors had the top and bottom closed up to keep the bears out. It is hoped that this will help with trash management.
 - The new door and trim will be painted or stained at the same time work on the spa is done. KTTR was waiting for the weather to moderate.
8. **Legal process on unit in arrears** – One unit is in arrears on their dues for 2011. All steps, as outlined in the June minutes have been done and a lien placed on the property so that when the unit is sold the dues and legal expenses will be paid as part of the settlement.