

January 6, 2012 Snake River Village  
Homeowners Association Board meeting

The meeting was held at Key to the Rockies, all members were present either in person or by conference call.

1. Annual meeting package / agenda – the board approved the package for the annual meeting as well as the agenda. There will be some copies of the package available for homeowners attending the meeting. Everything will also be sent via email. The Reserve Study packet will also be sent.
2. Future of the spa – the board has been investigating the options available regarding the spa. There are several items that will need attention requiring a major expense this coming spring. There is an ADA issue regarding compliance and having a lift system for the spas and the board would feel more comfortable if there was something in writing whether or not we need to have these systems in place. This needs to have legal clarification. The board will send a survey to the homeowners this spring outlining the expenses – past, present and future – and repair issues. This survey will request a vote of the homeowners regarding this amenity. The board voted to close the spa at the end of ski season.
3. Communication was discussed with the property management and the board. The president will be the primary communicator with selected board members for specific projects. Brad has offered to coordinate the information on the bids for the spring landscape projects.
4. The low income housing HOA fees are in proportion to the overall expense – plowing, garbage, etc.
5. The private home by SRV came up for discussion – the people staying there should not use the services, particularly the garbage pick-up, for their own use. If they do, this would be considered theft of services.
6. Light bulbs and sensors are generally checked at the beginning of the month. The sensors generally cost between \$3 and \$8. Mike stated that they have tried many of the sensors that are on the market and haven't found one that works well with the spiral bulbs. A work in continuing process.
7. ADA – as previously discussed, legal counsel should be solicited.

Respectfully submitted,  
Penny Lammert  
Secretary