

MINUTES
SNOWDANCE MANOR CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING – SEPTEMBER 20, 2002

Board of Manager's meeting was called to order by Mark Chase-Jacobsen, President at 5:15 P.M., Young Realty's office, 23024 U. S. Highway, Keystone, Colorado.

Persons present at the meeting:

Mark Chase-Jacobsen, President
Stan Axelrod, Vice-President
Marie Cramer, Secretary/Treasurer
Russell G. Young, Managing Agent

A quorum was present with all three board members in attendance.

The purpose of this meeting was to review the agenda material for the annual membership meeting to be held the next day.

The first item on the agenda was the Manager's Report. Mr. Young referred the Board members to Page 10 of the agenda packet. Mr. Young reviewed his report in detail. The Board reviewed the pending slip and fall lawsuit progress from a March 2001 incident. After a brief discussion, Mr. Young concluded his report.

The next item on the agenda was the insurance review by Mr. Young. Mr. Young referred the board members to Page 11 of the agenda packet. Mr. Young stated that the building insurable replacement value had increased

from \$4,561,000 to \$4,700,000 or a 3.05% increase. Mr. Young further stated that the annual premium had increased from \$8,005 to \$14,376.00 or a 79.59% increase. Mr. Young reminded the Board members that the policy deductible had been increased from \$1,000 to \$2,500. Mr. Young commented that the insurance carrier change from Allstate to Travelers and the large insurance increase effective May 10, 2002 was due to the high claim history over the last few years. After further discussion, Mr. Young concluded his insurance report.

The next item on the agenda was the review of the 2001-2002 Year-End Statement of Operations. Mr. Young referred the Board members to Pages 12 through 15 of the agenda packet. After a thorough review, the Board concluded their review.

The next item on the agenda was the review of the 2002-2003 approved Operating Budget. Mr. Young referred the Board members to Pages 16 through 24 of the agenda packet. Referring to Page 16 of the agenda packet, Mr. Young stated that there was a 6.01% in operating expenditures increase from the previous fiscal year's budget. Considering the large increase in the insurance premium, the Board felt that the 2002/2003 operating budget increase was acceptable. After a complete discussion, the Board members concluded their review.

The next item on the agenda was the review of the 2002/2003 Year-To-Date Statement of Operations. Mr. Young referred the Board members to Page 25 through 28 of the agenda packet. After a complete discussion, the Board members concluded their review.

The next item on the agenda was the review of the 2001/2002 Landscaping/Construction Project Review found on Page 29 through 31.

Mr. Young reviewed the summary costs in detail with the Board members. After a thorough discussion, The Board members concluded their review.

The next item on the agenda was the review of the 2001/2002 Year-End Statement of Reserve Fund Balance. Mr. Young referred the Board members to Pages 32 through 37 of the agenda packet. After a thorough review of the reserve fund, the Board members concluded their discussion.

The next item on the agenda was Open Discussion. Mr. Young indicated to the Board that Keystone Resort still had not paid the \$6,000 for the bridge replacement in 1997. Mr. Young explained that he had called and left messages several times over the last year for Ingram Kaiser of the Keystone Resort's legal department for a final settlement of the issue. Mr. Young stated that Ingram Kaiser has not returned any of his calls. The Board directed Mr. Young to continue to pursue this matter.

Mr. Young stated that the Snowdance P.U.D. Maintenance and Capital Improvement Agreement was included in the meeting agenda material under Appendix. The Board concurred it was appropriate to include agreement for the owners' review.

Mr. Young informed the Board members that Unit 103 apparently has had some water penetration on the exterior wall that affected the interior drywall of the unit. After discussion, the Board directed Mr. Young to have Paul Geffers, a contractor, do a preliminary investigation of the problem by removing some of the exterior siding to determine the source of the moisture.

The next item of discussion was the condition of the exterior siding. Mr. Young stated that certain siding had been deteriorating to such a degree as to allow water penetration. Mr. Young stated that since the exterior siding

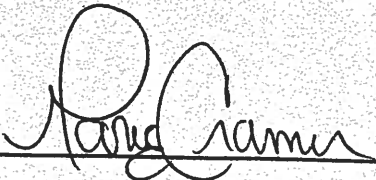
was scheduled to be stained next year, the Board should consider whether to begin replacing the siding with a product that provides a longer life with improved deferred maintenance costs. The Board felt that if the siding needed to be replaced in the near future, the staining funds budgeted next year could be applied to siding replacement. After a detailed discussion of the building exterior, i.e., siding replacement, siding color, and window replacement, the Board concluded that a lot more discussion was needed to determine the best course of action.

The next item of discussion was the upcoming asphalt paving project. Mr. Young stated that the paving project will be started within a week or two and should take a week to complete.

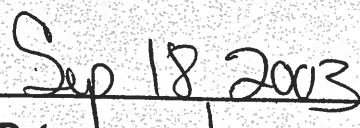
The next item of discussion was interior building improvements. The Board reviewed several areas of needed improvement, i.e., lobby furniture replacement, common carpet replacement, interior wood refinishing, interior door and wall painting, wallpaper replacement, etc. The Board concluded that they would discuss these issues through the winter and make recommendations to the membership next year.

The next item of discussion was Snowdance P.U.D. signage. Mr. Young reviewed his prior e-mail to the Snowdance P.U.D. members. The Board indicated they would give further thought to Mr. Young's signage proposal and provide feedback in the future.

After a brief review of tomorrow's meeting agenda packet, Mr. Chase-Jacobsen adjourned the meeting at 8:00 P.M.



Marie Cramer, Secretary



Date