# MINUTES

# SNOWDANCE MANOR CONDOMINIUM ASSOCIATION

# BOARD OF MANAGERS MEETING – SEPTEMBER 24, 2010

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Board of Manager's meeting was called to order by Ms. Marie Carmer, President at 4:30 P.M., Young Realty's office, 23024 U. S. Highway, Keystone, Colorado.

Persons present at the meeting:

Marie Cramer, President
George Buckland, Vice-President
Paul Tosetti, Secretary/Treasurer
Russell G. Young, Managing Agent

A quorum was present with three board members in attendance.

The purpose of this meeting was to review the agenda material for the annual homeowners' meeting to be held at 9:00 A.M. the next morning.

Ms. Cramer stated that she would not be able to attend the PUD meeting after tomorrow's homeowners' meeting. Mr. Young stated that he would cancel the PUD meeting due to Ms. Cramer's inability to participate.

Mr. Young stated that besides the three Board members and Mr. Young, there would be four owners represented at the annual meeting. The required quorum would be present in person and by proxy.

The Board and Mr. Young toured the building's exterior to discuss the August 10, 2010 Caston Engineering & Design, Inc. roof report (see attached).

Ms. Cramer indicated that she would request the attending homeowners to introduce themselves at the annual meeting.

Ms. Cramer indicated that she would entertain a motion at the annual meeting to accept the minutes as written.

The next item of discussion was the Manager's Report on Page 10 of the September 25, 2010, agenda packet. Mr. Young reviewed his report with the Board members in detail and was requested to review it at the homeowners' meeting.

The next item of discussion was the Insurance Report on Page 11 of the September 25, 2010 agenda packet. Mr. Young reviewed the Insurance Report with the Board members in detail and was requested to review it at the homeowners' meeting.

The next item of discussion was the review of the 2009-2010 Year-End Statement of Operations on Pages 12 through 15 agenda packet. Mr. Young reviewed these financial reports with the Board. Ms. Cramer asked Mr. Tosetti to review these financial reports at tomorrow's annual meeting.

The next item of discussion was the review of the 2010-2011 Approved Operating Budget on Pages 17 through 23 of the agenda packet. Mr. Young reviewed the Operating Budget with the Board and reminded the Board that the new operating budget was sent to all owners in June 2010. After a thorough discussion, Ms. Cramer asked Mr. Tosetti to review these financial reports at tomorrow's annual meeting.

The next item of discussion was the review of the 2010-2011 Year-To-Date Statement of Operations on Pages 25 through 28 of the agenda packet. Mr. Young reviewed these financial reports with the Board. Ms. Cramer requested Mr. Tosetti to review these reports at tomorrow's annual meeting.

The next item of discussion was the Reserve Fund report and analysis on Pages 29 through 35 of the agenda packet. After a thorough discussion, the Board members requested Mr. Tosetti to review the Reserve Fund documents at tomorrow's annual meeting.

After a final review of next day's meeting agenda packet, Mr. Buckland adjourned the meeting at 6:00 P.M.

Paul Tosetti, Secretary

11/26/2012.

Date

CASTON ENGINEERING & DESIGN, Inc.
2690 S. Sherman St. Denver, CO
(720) 328-3650, sam@castonengineering.com

August 10, 2010

Board Members
Snowdance Manor Condominiums
Summit County, CO

Subject: Snowdance Manor Condominiums moisture deterioration issues

To Whom It May Concern:

This report presents the results of an investigation of the mentioned condos. The scope of work included obtaining data from a non-destructive visual inspection of the site. The primary concern of the inspection was to determine the cause and recommended fixes to ongoing moisture and rapid deterioration issues.

The structure currently has deteriorated façade in multiple areas. The structure also has experienced water/ice penetrating into the ceiling. The original structure is constructed of concrete foundation, wood joist floors, wood framed walls, and wood framed roofs.

The first item addressed herein is regarding the locker room area which was an addition to the original structure. This area has experienced moisture problems below where the new roof intersects the existing structure. The plans provide by Marketplace Architects does not show a flashing detail & it's unknown how it was constructed. It is assumed that the flashing has failed in this area due to snow build up and saturation. At a minimum, it is recommended to remove the façade in this area for 36" above the ski locker roof and parapet, inspect & repair/replace the waterproof membrane and flashing. In addition, the façade on the south side has deteriorated around and below where the roof drains. Currently, the roof slopes to the south where there is a parapet and a scupper. The architectural plans do not show a parapet on the south side. The plans also show a gutter system with a downspout to be heat traced. A typical recommendation would not have a gutter as the snow will destroy it. The preferred construction for flat roof in heavy snowfall areas would be to have a center drain system heat traced to the exterior. Also, code states that all flat roof drain systems have an overflow system (a separate drain system with the drain 2" above the primary drain). The following are minimum recommendations to correct the problems.

1. Provide a new roof design with a sloped roof system.
2. Modify the existing roof system and place a roof drain and overflow drain system heat traced to the exterior.
3. Remove the south parapet and construct a typical overhang system with a large drip edge and fascia. Attached are basic fair, better, best practices for drip edges styles.

Items 2 and 3 above would require an entire new roof membrane installed by mechanics experienced in this type of work (which will usually give a warranty).

The second item addressed is the rapid deterioration due to moisture saturation and penetration of the façade along where lower roofs meet walls. The existing façade is a hardy siding. This product is not designed to withstand long term moisture saturation. The minimum recommended remedies to this problem are:

1. Provide moisture protection to all roof to wall intersections as they were parapets. Remove the bottom 24" of the façade and shingles, apply continuously sealed waterproof membranes, flashing and secondary flashing, typical of a parapet detail.
2. Provide 24" roof overhangs with drip edges.

The third item addressed is the rapid deterioration due to moisture saturation and penetration of the façade where the roof drain lines (valleys) intersect walls below (typically at the roof chimney boxes). It is never recommended to not have a roof overhang in heavy snow and rain areas. If the design does not permit overhangs, proper drip edges and continuous waterproof facades must be used (not hardy siding). Attached are basic fair, better, best practices for drip edges styles.

The fourth item to address is the moisture entering the roof vents over the common area. The contractor has placed a cold roof over a continuous sealed membrane (bituthane) over this area which should solve the problem. The snow will enter the cold roof vent, but should not penetrate the bituthane. Small amounts of snow may be entering the upper roof vents in this area from large snow drifts. Recommended remedies to this problem are:

1. Create extend the overhang and create flat soffit vents.
2. Create a snow removal plan to remove the snow drifts after storms produce large amounts of snow and/or wind (Since this doesn't happen except for the most extreme weather).

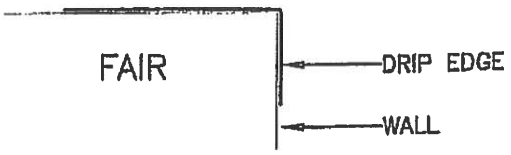
The fifth and final item to address is the deteriorated façade near the grade, below the eaves on the east side. Again, the hardy siding façade will continue to deteriorate rapidly in this area due to snow/water/ice splashing onto it. It is recommended to place a stone or stucco wanes coat along these areas.

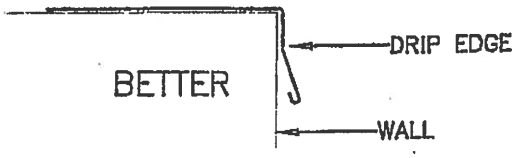
In conclusion, it is the opinion of this office that this structure will continue to deteriorate in its current state. This office advises to have an architect or engineer provide complete designs and details for the recommended remedies. Alterations to the structure to remedy the deterioration are not limited by this report.

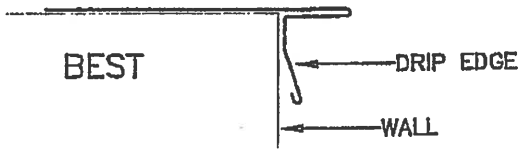
No other portions of this structure were analyzed and, therefore, are not warranted by this report. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Samuel G. Caston, P.E.




# TYPICAL DRIP EDGE PROFILES