

1 **MINUTES**

2 **SNOWDANCE MANOR CONDOMINIUM ASSOCIATION**
3 **ANNUAL HOMEOWNERS MEETING – SEPTEMBER 26, 2015**

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6 Meeting was called to order by Ms. Marie Cramer, Snowdance Manor Condominium
7 Association President, at 9:00 A.M. in the Snowdance Manor Condominium building main
8 lobby area, 23034 U. S. Highway 6, Keystone, Colorado 80435.

9 **Persons present:**

10 Marie Cramer, Association President, representing Unit 402 in person and
11 representing Units 101, 204, 401 and 408 by proxy;

12 Paul Tosetti, Association Treasurer, representing Unit 207;

13 Joan Reedy, Association Secretary representing Unit 303;

14 Andrew Hensler, representing Unit 103

15 Mary Ann Cope, representing Unit 208;

16 Catherine Reedy, representing Unit 302;

17 Mark Cannon, representing Unit 306;

18 Julie Buckland, representing Unit 307;

19 Roland and Paula Johnson, representing Unit 404;

20 Brian Heinke, representing Unit 405;

21 Rita McConnell, representing Unit 409.

22
23 Russell G. Young, Association Managing Agent, representing Units 102, 104, 201,
24 205, 206, 209, 301, 304, 305, 308, 403, 406, and 407 by proxy;

25 Mark Conley, on-site maintenance supervisor.

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27 A quorum was present with 91.06% represented – ownership in person (36.04%) and
28 ownership by proxy (55.02%).

29
30 The first item on the agenda was the introduction of all attending owners.

31 The next item on the agenda was the presentation of the previous annual homeowners
32 meeting minutes for September 13, 2014. Ms. Cramer referred the members to Pages 1
33 through 12 of the agenda packet. Ms. Cramer asked the members for any comments,
34 discussions or corrections with regard to the minutes. Julie Buckland requested a spelling
35 correction for the proxy holder of Unit 307 – Sharon Marshall should read Sheron
36 Marshall. With no other comments, discussions or corrections from the attending owners,
37 a motion to accept the minutes as written was offered. The motion was seconded. The
38 owners unanimously approved the meeting minutes as written.

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40 Manager's Report

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42 Mr. Young referred the owners to Page 13 of the agenda packet.

- 43 1. All owners are current with their association dues.
44
45 2. There are no SDM units on the market for sale at this time:
46
47 3. Units sold/closed from 2014 through 2015 to date:
48
- | | | | | | |
|----|----------|------------------|-----------|-----------|----------|
| 49 | Unit 309 | 2BR/2BTH | 948 s.f. | \$245,000 | 1-9-14 |
| 50 | Unit 404 | 2BR+Loft/3BTH | 1236 s.f. | \$355,000 | 9-30-14 |
| 51 | Unit 103 | 2BR/2BTH | 932 s.f. | \$280,000 | 12-30-14 |
| 52 | Unit 409 | 2BR+Loft/2.75BTH | 1167 s.f. | \$355,000 | 3-12-15 |
| 53 | Unit 407 | 2BR+Loft/3BTH | 1229 s.f. | \$365,000 | 5-5-15 |
- 54
55 4. The pool facility will be closed from September 28, 2015 until November 20, 2015 to
56 conserve energy and reduce operating/maintenance costs.
57
58 5. All the hallway ceiling lighting fixtures were replaced with new LED fixtures in December
59 2014 at a total cost of \$18,463.53
60
61 6. The Snowdance P.U.D. mid-section parking area has recently received a 2 ½" asphalt
62 overlay. Snowdance Manor's shared cost (47%) was \$12,684.36.
63
64 7. Due to a roof leak above Unit 406 master bedroom in March 2015, the unit had to have
65 repairs on the exterior wall support plates and interior unit drywall at a cost of \$2,855.81.
66

67 Mr. Young further commented that Xcel are in the process of laying a new power line through
68 Keystone and at some point in October, the Razor Drive/Highway 6 area, which includes
69 Snowdance Manor, may be without power for part of a day. The exact day has not been
70 determined, but once the day is known, Mr. Young will notify all owners. Mr. Young stated that he
had been in touch with the Fire Department with regard to the loss of electricity in the building.

72 With no further discussion, Mr. Young concluded his Manager's report.
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74
75 Insurance Report
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77 Mr. Young referred the members to Pages 14 and 15 of the agenda packet. Mr.
78 Young stated that the Association had changed the underwriting insurance company from
79 The Travelers to American Family Insurance with Ella Washington Agency, Inc. as the
80 insurance agency effective May 10, 2015. The insurance replacement value had been
81 increased from \$6,328,418 to \$6,600,000 or 4.3% with a \$5,000 Deductible. Also, the
82 Association has improved Business Liability coverage - \$2,000,000 per occurrence and
83 \$4,000,000 Aggregate. Due to several new insurance requirements under the Colorado
84 Common Interest Ownership Act (CCIOA), the American Family Insurance provided the
85 most competitive and comprehensive insurance coverage and premium rates available.
86 One policy change was to increase the Association's crime/fidelity coverage from \$75,000 to
87 \$300,000, which covers the Board of Managers and the Managing Agent. Another CCIOA
88 requirement was for Mr. Young (Managing Agent) to carry a \$1,000,000 Error and
89 Omission policy. Ms. Cramer commented that the \$5,000 deductible was a reasonable level
90 that resulted in a competitive premium rate. Mr. Young reminded the attending owners to
91 review their respective individual unit insurance policy as to any limits for damage
92 coverage. For example, if a unit had a leak, i.e. ice make line, water heater, etc. which
93 resulted in damages to the unit below, the owner's unit individual insurance policy should
94 cover all resulting damages to other units. Ms. Cramer also reminded the owners that the
95 Association insurance policy does not cover individual unit Loss of Rents coverage in the
96 event the unit was damaged. Each renting owner should be certain to include "Loss of
97 Rents" in their individual unit insurance policy. Mr. Young stated, per the Association
98 Declarations, that the Association is required to insure the entire project including any
99 limited and common elements and all of the Unit fixtures initially installed when the
100 building was constructed, which would include the unit interior carpeted areas, decorated
101 and finished surfaces of each Units' perimeter walls, floors, ceiling, and interior non-
102 supporting walls including all built-in appliances. If a unit owner has done any substantial
103 remodeling or upgrades from the original building construction, the unit owner would be
required to insure those upgrades.

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With no further discussion, Mr. Young concluded the Insurance Report.

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2014-15 Year-End Financial Review

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Mr. Tosetti, Snowdance Manor Condominium Association Treasurer, referred the owners to Pages 16 through 19 of the agenda packet. Mr. Tosetti reviewed the 2014-15 Year-End Income and Expense Comparative Statement on Page 16 in detail. Mr. Tosetti noted that the Year-End Operations Expenses ended better than budget by \$7,717 and the Year-End Gain (Profit) had ended better than budget by \$7,834 due to elimination of the 4th quarter's Reserve Fund contribution. Any other account variances are summarized on Pages 17 and 18. Mr. Tosetti explained that the residential trash, snow removal and asphalt repairs are shared between Snowdance Manor (47%) and Snowdance (53%) for the residential lands, which excludes the commercial properties. Tosetti then referred the homeowners to Page 19 of the agenda packet, which is the June 30, 2015 Year-End Balance Sheet. Mr. Tosetti stated that the Year-End Total Assets were \$458,662.70, which included invested reserve funds with accrued interest and operating cash balance. The Escrowed Dues in the amount of \$29,731.00 under Reserve Liabilities represented the total of all homeowner's working capital in the amount of two months of assessment dues at the time of their purchase. When an owner does sell their respective unit, the owner would receive the respective working capital balance back at closing.

135

Mr. Johnson asked Mr. Tosetti that if the Association runs a surplus at the end of a fiscal-year, are the funds automatically transferred to the Reserve Fund. Mr. Tosetti responded that two actions could happen in the event of an operating surplus: (1) the operating surplus could be left in the operating account and be reported as taxable income. Due to a net operating loss that had occurred many years ago of approximately \$100,000, any fiscal year taxable income would be offset for many years to come and the surplus would then be utilized toward future operating needs; and (2) if the funds were to be transferred into the Reserve Fund, it would require an affirmative vote of the owners at the next annual meeting.

136 **2015-16 Approved Operating Budget Review**

137 Mr. Tosetti referred the homeowners to Pages 20 through 28 of the agenda packet.
138 On Page 20, Mr. Tosetti stated that the Actual/Budget Comparisons represented the
139 historical comparison for all revenue and expenses from 2003 to 2016. Mr. Tosetti stated
140 that the Association has maintained good control on operating expenses over the years.
141 Also, the Reserve Fund annual contribution has steadily decreased due to the financial
142 health of the reserve fund balance as well as the objective of not over-funding. Mr. Tosetti
143 commented that the current \$22,000 annual Reserve Fund contribution would probably
144 not fall lower in the future due to larger capital expenditures being required in the near
145 future and would probably begin to increase.

146
147 **2015-16 Year-To-Date Financial Review**

148 Mr. Tosetti referred the owners to Pages 29 through 32 of the agenda packet. Mr.
149 Tosetti provided a brief review of the August 31, 2015 Year-to-Date Income and Expense
150 Comparative Statement. For the first two months of this fiscal year, the Association's
151 Current Year Gain (Profit) was \$753 better than budget. This better-than-budget amount
152 is typical for the early part of the fiscal year. With no comments or discussion, Mr. Tosetti
153 concluded his report.

154
155 **Reserve Fund Review**

156 Mr. Tosetti referred the owners to Pages 33 through 38 of the agenda packet. Mr.
157 Tosetti reviewed the Statement of Reserve Fund for 2014/2015 Year-End on Page 33 along
158 with the Statement of Reserve Fund for 2015/2016 Year-To-Date on Page 34. The reserve
159 fund balance on August 31, 2015, was \$442,866.88. Mr. Tosetti also referred the members
160 to Pages 35 through 38 of the agenda packet and reviewed the long-term Reserve Fund
161 Expenditure and Assessment and Analysis. Mr. Tosetti explained that the Reserve Fund
162 Expenditure & Assessment Analysis reflected various capital assets along with life
163 expectancies, estimated replacement costs, current ages, and estimated inflationary and
164 interest earned factors. Mr. Tosetti stated that this 20-year Analysis was based on the
165 current annual \$22,000 reserve fund contributions. Mr. Tosetti referred the owners to
166 Line K, which reflected the percentage of ideal funding for the coming years. The

167 percentage of ideal funding drops substantially in the next few years due to the current
168 reduced reserve fund annual contribution and anticipated large expenditures over the next
169 few years. Thus, the reserve fund contribution would have to be increased in the future in
170 order for the required reserve funds to be available for future anticipated capital
171 expenditures and to maintain a healthy reserve fund level.

172
173 Mr. Tosetti was asked if there was any written agreement with regard to cost allocation of
174 the trash, snow removal and asphalt repairs. Mr. Tosetti responded that Snowdance
175 Condominiums, Snowdance Manor Condominiums, and the Goat and Snowdance Plaza
176 buildings are part of the Snowdance P.U.D. approved by Summit County in 1982. In 2002,
177 in order to clarify all four P.U.D. member's obligation, all four P.U.D. members signed a
178 Snowdance P.U.D. Maintenance and Capital Improvement Agreement that detailed each
179 parties cost responsibility. In June 2011, the Snowdance Condominiums unilaterally
180 cancelled the Agreement. After the cancellation of the Agreement, Snowdance and
181 Snowdance Manor verbally agreed to share the cost of trash, snow removal and asphalt
182 repairs based on a percentage share of 53% for Snowdance and 47% for Snowdance
183 Manor. The Goat and Snowdance Plaza commercial properties now separately share their
184 own maintenance cost responsibilities, i.e. trash, snow removal and asphalt repairs for the
185 commercial land. The Snowdance Manor would like the four P.U.D. parties to re-establish
186 a new agreement that reflects a fair allocation of maintenance costs, excluding trash since
187 the commercial properties have their own trash dumpster on the north side of the Goat
188 building.

189
190 After a thorough discussion of the reserve fund schedule, Mr. Tosetti concluded this report.

191
192 Open Discussion

193 1. Owner Storage Space.

194 Ms. Cramer stated that last year notices were sent out to the owners regarding their
195 interest in owner storage. The rental of owner storage space would generate additional
196 revenue for the Association. The most important owner feedback was for the need of
197 bicycle storage. One location for outside bicycle storage racks would be at the north end of

198 the building between the building and the parking structure. For indoor storage, the
199 storage area below the ski locker room would handle about approximately 20 bicycles,
200 which would have hanging racks to maximize space. Any rental charge for the indoor
201 storage would be based on an annual term and would be billed on the respective owner
202 Association billing statements. The rental rates discussed by the board would be
203 approximately \$12.50 per quarter. Only the owners that use the bicycle storage would be
204 required to pay the rental fee. The enclosed storage spaces would be on a first come first
205 serve basis due to space limitations. Ms. Cramer stated she had done a lot of research on
206 available bicycle racks and would follow-up with the owners on the final decision. With
207 regard to additional storage, Ms. Cramer reminded the owners that additional storage
208 areas for general storage, i.e. three common storage closets located just outside Units 102,
209 202, 302 and a general storage room just opposite the common laundry room. Ms. Cramer
210 stated that there was only one owner to date that has shown interest in the storage closet
211 just outside Unit 302. A motion was presented to approve the use of the common storage
212 area for owners use based on an annual fee per owner. The motion was seconded. The
213 motion was unanimously approved.

214
215 2. Interior Common Lighting Upgrades.

216 All the interior hallway lighting fixtures were replaced in December 2014 with new
217 LED fixtures. This transition will lower the lighting and bulb replacement costs.

218
219 3. Roof Proposed Actions

220 Minimal fireplace chase roof repairs were completed just prior to this annual
221 meeting. These repairs were intended to be minimum repairs in the vulnerable areas of the
222 nine fireplace chase roofs. Further modifications may be performed when the roof is re-
223 shingled.

224
225 4. Association Policy Dogs – ADA – Owner Responsibility

226 Ms. Cramer stated that there have been issues with tenants and building visiting
227 guests bringing dogs into the building and units. Some of these dogs were represented as
228 “Service Dogs”. The Association can ask the person with a Service Dog what the animal is

229 trained to do, what service they provide and who trained them. Ms. Cramer introduced a
230 Service Dog sign that had been installed in a Denver strip mall (see attached as Exhibit A).
231 Mr. Young stated that all independent rental management companies that manage
232 Snowdance Manor units have been informed of the building Rules and Regulations as it
233 relates to the Association dog policy.

234

235 5. Unit Living Room Windows

236 Ms. Cramer explained that the unit windows/doors/screens are the responsibility of
237 each individual owner. Over the last couple of years, only a couple of owners had shown
238 interest in the living room windows/doors replacements. To receive any bulk price break, a
239 minimum of 6 owners would have to proceed together. Ms. Cramer said she would update
240 the window/door replacement costs and inform the owners of the individual and bulk
241 pricing.

242

243 6. Snowdance Private Picnic Area

244 The Snowdance Condominium Association has made it clear to Snowdance Manor
245 Condominium Association via a September 7, 2015 letter to the Snowdance Manor Owners
246 (see attached Exhibit B) that the grass recreation/picnic area south of the Snowdance
247 Condominium Building B is for the exclusive use of the Snowdance Condominium guests
248 and owners only. This letter was the first communication from the Snowdance
249 Condominium Homeowner's Association ever received regarding the restricted use of this
250 grassed picnic area. There are signs at this picnic area that state the area is for
251 Snowdance guests and owners only. All the attending owners agreed that Snowdance
252 Manor Condominium guests and owners have always assumed that the word "Snowdance"
253 included Snowdance Manor. Therefore, in the future, all Snowdance Manor guests and
254 owners should restrict their use of this Picnic Area.

255

256 An owner asked about the possibility of creating a small recreation area on the land
257 just south of the southern parking lot. Ms. Cramer stated that the building usage has
258 changed substantially over the years, i.e. most of the units in the early years were on a
259 short-term rental program, whereas today, the majority of the building usage is for second

260 owner homes. Ms. Cramer further commented that there are some grassed areas on
261 Snowdance Manor property that could be utilized for a recreation area. It was agreed that
262 the Board should obtain the level of owner interest in creating a small recreation area on
263 Snowdance Manor land, either on the grassed area adjacent to Units 101 and 102 or the
264 southernmost area beyond the parking area near the river. Mr. Hensler, owner of Unit
265 103, stated he would be willing to investigate the possibilities and report to the Board.

266
267 Mr. Young was asked to review the installation of the Wi-Fi AP posts that are
268 located just east of the Snowdance Building C. Mr. Young stated these posts were installed
269 during the early summer months by Snowdance Condominiums to improve Snowdance
270 Condominiums' Wi-Fi coverage without any prior notification to Mr. Young or the
271 Snowdance Manor Board. These Wi-Fi AP posts are on Snowdance Manor property. Mr.
272 Young had contacted Kevin Lovett of Summit Resort Group, the managing agent for the
273 Snowdance Condominiums, for an explanation from the Snowdance Condominium Board.
274 To this date, no communication has been received from the Snowdance Condominium
275 Board. The Snowdance Manor Board expressed their desire to promote dialogue with the
276 Snowdance Condominium Board to resolve some of the standing issues, thus, building a
277 new level of communication and cooperation for the benefit of the Snowdance P.U.D. It
278 was suggested that the Board issue a formal letter to the Snowdance Condominium
279 Association providing it with revocable permission for the Wi-Fi AP posts to be on
280 Snowdance Manor Association property in order to avoid any adverse possession rights in
281 the future. Ms. Cramer concurred that such a letter would be sent to the Snowdance
282 Condominium Board subsequent to this meeting.

283
284 7. Snowdance P.U.D. Parking

285 Beginning in 1986 pursuant to an approved P.U.D. Parking Plan, all the parking is
286 considered open/unassigned parking for both residential and commercial properties. The
287 only exception was the covered garage area, which has been from 1983 for the exclusive use
288 of Snowdance Manor. Also, two years ago, the Snowdance Condominium Board
289 unilaterally restricted the parking spaces in front of Building A to Snowdance
290 Condominiums only. This action was to reserve those parking spaces for Building A

291 owners and guests and to restrict the Goat patrons from utilizing these parking spaces.
292 The Goat Bar/Restaurant has been the most challenging with regard to parking issues,
293 especially on the weekends during the winter ski season. Mr. Young informed the
294 attending owners that the Scott Jackson, owner of the Goat business, purchased the Goat
295 Building on April 30, 2015. Mr. Jackson plans to slowly upgrade the building over time.
296 He has also stated that it is his intention to work with the P.U.D. members regarding the
297 parking issues and to be a good neighbor.

298
299 Other Miscellaneous Open Discussion.

300 Mr. Johnson, Owner of Unit 404, commented that the television reception had been
301 poor and the number of channel selections was minimal. Mr. Young commented that if
302 Mr. Johnson's television was High Definition, it would need a HD box from Comcast. Mr.
303 Young said he would provide Mr. Johnson with the Comcast contact number and location
304 for the HD acquisition. Mr. Johnson would need to set up a separate account at his
305 expense with Comcast for the box upgrade to HD. Mr. Johnson asked if satellite dishes
306 were permitted on the building. Ms. Cramer responded that satellite dishes were not
307 permitted on the building. Mr. Johnson suggested that the Board look into increasing the
308 number of channels available. Ms. Reedy also commented that her television reception
309 varied in quality. Mr. Young said that he would request Comcast to check the two units
310 for reception.

311
312 Mr. Johnson commented that he has a diesel truck that needed to be plugged in for
313 his block heater in order for his truck to start during the cold season. Even though there is
314 one electrical outlet at the building main entrance (entry arch post), this parking space is
315 usually occupied by other cars, therefore, not available for close proximity plug-ins. Ms.
316 Cramer commented that using a long electrical extension cord to a vehicle would possibly
317 expose the Association to liability if an injury occurred through its use. The Board agreed
318 to look into Mr. Johnson's request and report back.

319
320 After some discussion the Board stated that it would be looking into a security gate
321 at the covered garage entrance.

322 There was a brief discussion regarding parking permits. Snowdance
323 Condominiums and Snowdance Manor Condominiums use different parking permits.
324 Also, each rental management companies use their own particular parking permits. If any
325 owner needs new parking permits, they should contact Mr. Young.

326

327 Board of Managers Election.

328 The last item on the agenda was the Board of Managers election. Mr. Young
329 explained that Ms. Reedy's position was up for re-election. Mr. Young indicated that Ms.
330 Reedy would be willing to run for another 3-year term. With no other nominations offered
331 from the floor, the nominations were closed. Ms. Reedy was unanimously re-elected for a
332 three-year term.

333

334 With no further discussion, Ms. Cramer made a motion to adjourn the meeting. All
335 attending owners agreed. The meeting was adjourned at 11:37 A.M. The attendance roll is
336 attached to these minutes and incorporated hereto.

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339

340



Joan Reedy, Secretary

11/21/15

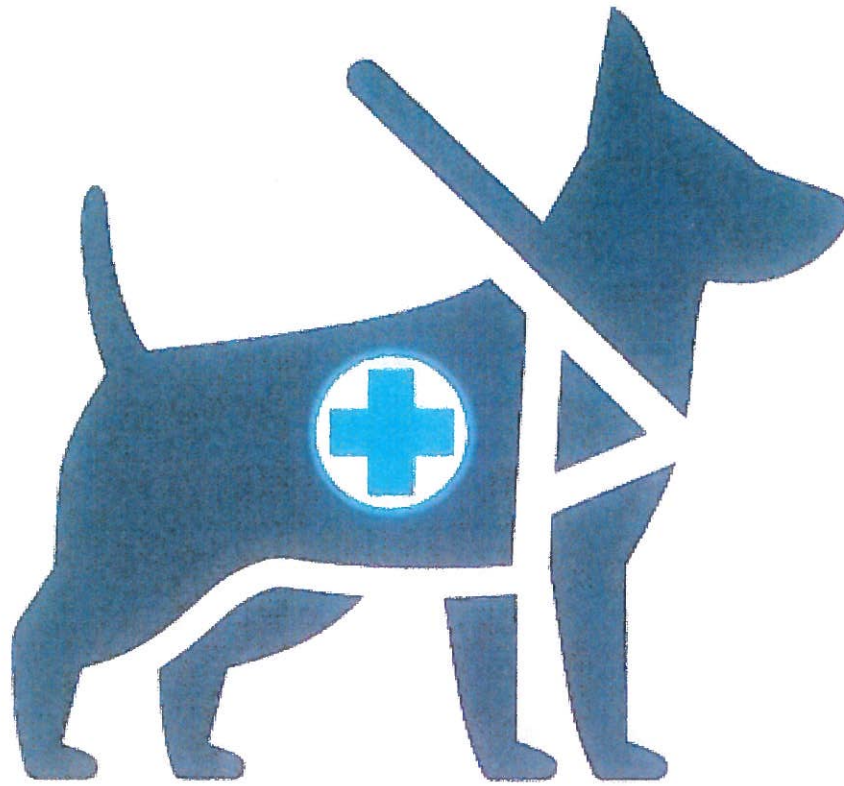
Date

September 26, 2015 9:00 A.M.
 SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.
 ANNUAL MEMBERSHIP MEETING - ATTENDANCE

UNIT	LEGAL OWNER(S)	GENERAL PROXY DESIGNEE	SPECIAL PROXY DESIGNEE	% OWNERSHIP	ATTEND	PROXY	TOTALS
101	Michael L. O'Shea Molly K. Vap O'Shea	Michael L. O'Shea	Marie Cramer	3.04		3.04	3.04
102	Michael S. Woodward Kelly B. Woodward Scott D. Woodward	Michael S. Woodward	Russ Young	3.06		3.06	3.06
103	Andrew M. Hensler Linda K. Ensler	Andrew Hensler		2.91	2.91		2.91
104	Mitchell J. Anderson Eugene J. Smaciarz Beth Ann Larson Gary Blix Jerome James Furey Brenda Lee Becker Scott Joseph Furey Joanne Marie Furey Douglas Scott Walker Constance Wichmann Walter Abbott Wilson		Russ Young	2.98		2.98	2.98
201	Lawrence Dillon Sondra Dillon	Sondra Dillon	Russ Young	3.06		3.06	3.06
202	Gary Freeman Carlin Freeman	Carlin Freeman		3.08			
203	Richard E. Hoover, Co-Trustee Elaine L. Hoover, Co-Trustee	Richard E. Hoover		2.90			
204	Andrew N. Peterson Lori L. Peterson	Russ Young	Marie Cramer	2.95		2.95	2.95
205	Harry B. Durham III	Russ Young		2.97		2.97	2.97
206	Michael J. Devine Jeanne T. Devine Mary Clare Toomey	Michael J. Devine	Russ Young	2.95		2.95	2.95
207	Paul E. Tosetti Holly K. Tosetti	Paul Tosetti		2.94	2.94		2.94
208	Neil and Sonja Christiansen Mary Ann Cope	Neil Christiansen	Mary Ann Cope	2.96	2.96		2.96
209	Robert W. Spencer Jaclynn Z. Spencer	Robert Spencer	Russ Young	2.95		2.95	2.95
301	Susan R. Davis		Russ Young	3.06		3.06	3.06

302	Catherine G. Reedy				3.08		3.08		3.08
303	Joan A. Reedy	Joan A. Reedy			2.90		2.90		2.90
	Catherine G. Reedy								
304	Jonathan P. L. Gear	Jonathan P. L. Gear			2.97		2.97		2.97
	Robin L. Gear								
305	Scott C. Geiger	Scott C. Geiger			2.96		2.96		2.96
	Michael B. Harlan								
	Thomas Weinreich								
306	Mark A. Cannon				2.94		2.94		2.94
307	George H. Buckland	George H. Buckland			2.95		2.95		2.95
	Julie D. Buckland								
308	William Boland				2.97		2.97		2.97
309	Kenneth Edward Nauman, Jr.				2.96				
401	Gordon M. A. Banks	Gordon M. A. Banks			3.84		3.84		3.84
	Cynthia L. Banks								
402	Howard T. Cramer	Marie Cramer			4.00		4.00		4.00
	Marie Anne Cramer								
403	Gary D. Morgan	Gary Morgan			3.76		3.76		3.76
	Joan K. Morgan								
404	Rolland C. Johnson	Rolland Johnson			3.86		3.86		3.86
	Andrew R. Johnson								
	Kimberly Anne Doleman								
405	Brian Heinke	Brian Heinke			3.86		3.86		3.86
	Andrea Heinke								
406	John L. Seymour				3.82		3.82		3.82
407	Raymond K. Keel				3.83		3.83		3.83
	Debra C. Keel								
408	Thomas M. Moser	Tom Moser			3.85		3.85		3.85
	Lisa A. Slezak-Moser								
	Ruth and Mark Chapin								
409	Peter McConnell	Rita McConnell			3.64		3.64		3.64
	Rita McConnell								
	TOTALS:				100.00		36.04	55.02	91.06

EXHIBIT A



**SERVICE ANIMALS ARE INDIVIDUALLY
TRAINED TO DO WORK OR PERFORM TASK
FOR A PERSON WITH A DISABILITY**

**COLORADO STATE REGULATIONS PROHIBITS
NON-SERVICE ANIMALS FROM ENTERING THE PREMISES.**

**PETS WHOSE FUNCTION IS TO PROVIDE COMFORT OR EMOTIONAL
SUPPORT DO NOT QUALIFY UNDER THE AMERICANS WITH DISABILITY A**



September 7, 2015

Greeting Snowdance Manor Owners,

We are writing to you in regards to the picnic area by the river at the south end of Snowdance Condos.

As you may have noticed, over the past 3-4 years we have made significant changes to this area. We have one couple who spends many hours planting and maintaining the flower beds on the berm and surrounding this area to enhance the aesthetics of this location and the Snowdance Condos Homeowner's Association has purchased several nice looking and comfortable chairs.

Added to this, we now have more owners living full-time at Snowdance Condos, many front-range owners and several others who have recently retired; enabling them to spend more of their time here.

These changes and the increased demand by our owners to use the picnic area have resulted in our request that this area be utilized by Snowdance Condos owners and guests only.

We are aware that in previous years, others have also used this area, but our obligation is to the owners at Snowdance Condos. This area is part of Snowdance Condominium Association common area, and as such, private property. Our owners pay for the furniture, landscaping, taxes, and water to irrigate the lawn in order to maintain this as an attractive area.

We appreciate your understanding and request that you please refrain from using this area.

Best Regards,

Snowdance Homeowner's Association