

1 **MINUTES**

2 **SNOWDANCE MANOR CONDOMINIUM ASSOCIATION**
3 **BOARD OF MANAGERS MEETING – SEPTEMBER 26, 2015**
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7 **The Board of Manager's meeting was called to order by Ms. Marie Cramer,**
8 **Association President at 8:00 A.M. Meeting location: Young Realty's office,**
9 **23024 U. S. Highway, Keystone, Colorado.**
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11 **Persons present at the meeting:**

12 **Marie Cramer, President**

13 **Paul Tosetti, Vice-President/Treasurer**

14 **Joan Reedy, Secretary**

15 **Russell G. Young, Managing Agent**
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17 **A quorum was present with three board members in attendance.**
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19 **The purpose of this meeting was to review the agenda material for the**
20 **annual homeowners' meeting to be held at 9:00 A.M. on Saturday the 26th of**
21 **September, 2015.**
22

23 **The next topic of discussion was Snowdance Condominium HOA's billing**
24 **for a Snake River bridge engineering report by Stantec Consulting Services**
25 **in the amount of \$4,500.00 and bridge maintenance costs performed by**
26 **Hooser Maintenance in the amount of \$1,600.00 for a total of \$6,100.00.**
27 **Snowdance Manor's portion (47%) amounted to \$2,867.00. Mr. Young said**
28 **Kevin Lovett of Summit Resort Group (Snowdance Condominium HOA) had**
29 **notified Mr. Young that the purpose of the engineering report was to satisfy**
30 **Summit County government in order for them to accept total liability for the**

31 bridge. All required maintenance would still be the responsibility of
32 Snowdance Manor and Snowdance based on the percentage split. Mr.
33 Young commented that the engineering report was ordered by Snowdance
34 in early summer of 2015 without any prior notification to or consultation
35 with the Snowdance Manor Board or Mr. Young and only notified Mr. Young
36 in later September 2015 well after the work was completed. Ms. Cramer
37 wondered why Snowdance HOA didn't bill the commercial properties.
38 Needless to say, the Board was disappointed with the lack of
39 communication from Snowdance Condominium HOA. Mr. Tosetti stated he
40 was uncertain about Snowdance Manor's legal liability, and at the bear
41 minimum, any expenditure should be held for a period of time to make a
42 point. Mr. Tosetti further suggested that the bridge issue could be the
43 impetus to get talks started again regarding the reinstatement of the
44 Snowdance P.U.D. Maintenance and Capital Improvement Agreement that
45 was originated in July 2002 and subsequently unilaterally terminated by
46 Snowdance HOA in June 2011. Ms. Cramer agreed. Mr. Young commented
47 that it was important for the PUD parties to make a sincere effort to
48 reconstitute the Snowdance PUD maintenance agreement in order to bring
49 back some sense of stability and cooperation.

50

51 The next topic of discussion was presented by Mr. Young. Mr. Johnson,
52 unit of Unit 404, will bring up at the annual meeting his desire to have an
53 exterior electrical plug-in for his diesel truck block heater. Mr. Young
54 explained to Mr. Johnson that the only existing exterior electrical plug was
55 located on the back side of the main entry arch left side post at the base of
56 the main entry stairs. The options would be discussed and reviewed by the
57 Board.

58

59 The next topic of discussion was the parking space stripping in west side
60 of the building along with the covered garage area. The Board was in
61 agreement that stripping the parking spaces on the west side of the

62 building and in the covered garage area would be beneficial. Since the
63 parking spaces on the west side of the building and north of the main
64 building entrance are partly on Snowdance HOA property and the parking
65 spaces on the west side of the building and south of the main building
66 entrance are completely on Snowdance HOA property, the Snowdance
67 HOA Board should be contacted with regard to whether diagonal or
68 straight in stripping would be preferable as well as the acceptable color, i.e.
69 white or yellow.

70

71 The next topic of discussion was the parking permits. Ms. Reedy asked if
72 the parking permits on autos are checked. Mr. Young said the permits are
73 check randomly in the low season and more frequently in the winter. Ms.
74 Cramer suggested the Board look into a control gate at the entrance to the
75 covered garage parking.

76

77 The next topic of discussion was owner storage. Ms. Cramer stated that
78 most of owner storage interest centered on bicycles. The estimate cost per
79 owner would be approximately \$50 per year. Indoor storage could be in the
80 storage area under the ski locker room and outdoor storage could be
81 between the north end of the Snowdance Manor building and the parking
82 deck. Ms. Reedy stated that she had interest in the common closet located
83 just outside Unit 302.

84

85 The next topic of discussion was dog policies. Ms. Cramer presented a
86 photo of a dog posted sign from Denver. She stated that Service Dogs and
87 Comfort Doors are two different categories. This topic will be discussed
88 further at the annual meeting tomorrow.

89

90 Ms. Reedy stated that she would run for another 3-year term to the Board in
91 tomorrow's election.

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93 With no further discussion, Ms. Cramer adjourned the meeting at 9:51 A.M.

94

95

Joan Reedy

11/21/15

96 Joan Reedy, Secretary

Date