

1 **MINUTES**

2 **SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.**
3 **BOARD OF MANAGERS MEETING – SEPTEMBER 18, 2016**
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7 **The Board of Manager’s meeting was called to order by Ms. Marie Cramer,**
8 **Association President at 8:15 A.M. Meeting location: Young Realty’s office,**
9 **23024 U. S. Highway, Keystone, Colorado.**
10

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**
- 16

17 **A quorum was present with three board members in attendance.**
18

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 18th of**
21 **September, 2016.**
22

23 **Mr. Young informed the Board that in the September 26, 2015 annual**
24 **meeting minutes there was one typo on Page 7, lines 208 & 209. The “three**
25 **storage closets located just outside Units 101, 102, 302” should have read**
26 **“102, 202, and 302”.**
27

28 **Ms. Cramer asked how many owners would be attending the annual**
29 **meeting. Mr. Young responded that currently there were a total of 10**

30 owners anticipated to attend the meeting, which include the three Board
31 members.

32

33 Mr. Tosetti agreed to review the financials at the annual meeting.

34

35 Ms. Cramer commented that the Snowdance Condominium Association
36 has unilaterally and non-communicatively made decisions that affect the
37 P.U.D. without consultation with Snowdance Manor Condominiums
38 Association, i.e. installation of Wi-Fi AP posts on Snowdance Manor
39 Property, requested an engineering report for the Snake River Bridge,
40 parking lot stripping, allowing trailer parking on Snowdance Manor parking
41 lots, etc. Ms. Cramer emphasized that all Snowdance P.U.D. members
42 must make a sincere effort to regularly communicate and collectively make
43 decisions for the good of the P.U.D. The Board and Mr. Young agreed.

44

45 The next item was annual meeting Open Discussion.

46

47 Unit 209 Fireplace Code Violations – There was a brief discussion
48 regarding the Unit 209 apparent fireplace code violations resulting from the
49 unit's renovation last year. Ms. Cramer commented that she had e-mailed
50 Mr. Spencer, owner of Unit 209, to inquire about the fireplace trim. Ms.
51 Cramer was hoping to meet with Mr. Spencer at the annual homeowners
52 meeting in hopes of inspecting the finished fireplace trim and to review
53 what the unit renovation building permit included and what remedies would
54 be required. Unfortunately, Mr. Spencer was unable to attend the annual
55 meeting today. Ms. Cramer indicated that she would attempt to contact Mr.
56 Spencer for further information.

57

58 Tree Replacement on Southwest Corner of Building – The Board briefly
59 discussed the options of the tree replacement just outside Unit 101. There
60 was no definitive conclusion or direction at this time.

61 **South Property Grass Area Upgrade for Owner Usage** – Ms. Davis, owner of
62 Unit 301, earlier this summer had suggested cutting down the tall grass on
63 the southern parking lot perimeter area in order to provide a leisurely
64 seating area. Ms. Cramer commented that due to the grass area in
65 question being marshy in nature, it would not be suitable for a guest
66 gathering/seating location. She stated that the maintained grass area
67 adjacent to Units 101 and 102 would be more practical and convenient.
68 Also, the pool area exterior concrete deck and the grass area on the east
69 side of the building could also be utilized for outside seating.

70

71 **Bicycle Racks** – Ms. Cramer stated that she was unable to research the
72 various available bicycle racks over the summer. It was her hope that she
73 could obtain the assistance of the interested owners to research the
74 various bicycle rack options. The location option for outside bicycle racks
75 would be between the building and the deck parking on the north side. The
76 location for the inside bicycle racks would be in the storage room just
77 under the ski locker room.

78

79 **On-Site Housing for Maintenance Personnel**

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81 Due to the fact that the current on-site Unit 209 housing unit lease expires
82 in the fall of 2017, Mr. Young stated that there has been some interest from
83 another owner to make their unit available for a long-term lease term. Mr.
84 Young said that he would send communication to all owners early next
85 year for the purpose of inviting owner interest.

86

87 **Financial – Reserve Fund**

88

89 Mr. Tosetti recommended rolling over one of the Vanguard CDs for another
90 term. The Board unanimously agreed.

91

92 With no further discussion, Ms. Cramer adjourned the meeting at 8:58 A.M.

93

94

Joan Reedy

1/24/17

95 Joan Reedy, Secretary

Date