

1 **MINUTES**

2 **SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.**

3 **BOARD OF MANAGERS MEETING – APRIL 8, 2017**

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7 **The Board of Manager's meeting was called to order by Ms. Marie Cramer,**
8 **Association President at 2:40 P.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 **Paul Geffers, ICS Contractors**
16 **Russell G. Young, Managing Agent**

17

18 **A quorum was present with three board members in attendance. The**
19 **meeting Agenda is attached.**

20

21 **Review ICS Roof Proposal**

22 **Ms. Cramer stated that she thought the estimated cost of the roof**
23 **replacement would be in the range of \$150,000. Mr. Geffers responded that**
24 **the \$150,000 for the roof replacement was correct, but it didn't include the**
25 **re-design of the fireplace chases at a cost of \$7,000 per chase or \$63,000**
26 **total. Mr. Geffers further commented that the main problem that have**
27 **caused the roof leaks has been the poor design of the fireplace chases and**
28 **the ice formation coming off the fireplace chase caps and fireplace roof**
29 **cricket. He reviewed the advantages of a cold roof both on the main roof**
30 **and the fireplace chases. Most of the ice formation occurs at the fireplace**

31 roof chases and all along the east facing roof line. Mr. Young commented
32 that time is of the essence for completing the roofing project this year. Mr.
33 Tosetti stated that it would be important to communicate with the owners
34 regarding the anticipated roofing project and cost. Mr. Young agreed and
35 stated that the Board should e-mail all owners with the roofing update as
36 soon as the Board makes its decision. Mr. Tosetti also requested
37 additional proposals for the cold roof application. Mr. Young responded
38 that he would secure additional proposals and forward to the Board. Ms.
39 Cramer offered another couple of contractor names that deal with cold
40 roof, including Berlet Roofing from Steamboat Springs. Mr. Young
41 indicated he would contact Berlet Roofing for a proposal. After an
42 extensive discussion on the current roof/fireplace chase design options,
43 past problem areas, Paul Geffers' roofing proposal, the advantages of cold
44 roof/fireplace chase modifications design solutions, and projected costs,
45 the Board concluded their review.

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47 Insurance Claim Review

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49 Paul Geffers reviewed the progress of the insurance claim submitted in
50 February 2017 for the roof and Unit 402 frozen line leak in January 2017.
51 Mr. Geffers stated that the insurance claim through American Family
52 Insurance was working its way through the McMillan Claim Service, a
53 private adjuster working for American Family Insurance. Mr. Geffers felt
54 confident that the insurance company would agree to one claim versus two
55 separate claims, i.e. the roof leaks and frozen water line damages were due
56 to one single weather event. Mr. Geffers said that he would be in regular
57 communication with the adjuster and would keep the Board current with
58 the claim progress. Mr. Geffers concluded his report and departed at 4:15
59 PM.

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61

62 **Pending Issues**

63

64 **1. Unit 209 Fireplace:** The fireplace was discovered to be out of code
65 after a unit renovation in 2016. The Board has been involved in
66 resolving this issue. The Board will be meeting with the owner
67 personally in the near future to resolve this issue.

68

69 **2. Bicycle Racks:** Ms. Cramer stated that this issue is still being
70 considered and hopefully a solution will be forthcoming.

71

72 **3. Covered Garage Security Gate:** The Board decided to put off this
73 issue due to the various pending projects and costs anticipated this
74 coming summer. Ms. Joan suggested that very noticeable signage
75 should be kept in place at the covered garage entrance particularly in
76 the winter as was the case last winter. Mark Conley had put a
77 separate cone with sign at the garage entrance which seemed to help
78 with preventing unauthorized parking.

79

80 **4. Parking Lot Stripping:** Mr. Young presented the Board with a copy of
81 the current 1986 Snowdance PUD approval parking plan. Ms. Cramer
82 stated that the Snowdance Condominiums reduced the number of
83 parking spaces when they stripped the spaces between Building B
84 and C.

85

86 **5. Annual Meeting:** Ms. Cramer suggested that the annual meeting be a
87 larger event than previous meetings. Ms. Cramer said she would
88 pursue this issue. Mr. Tosetti stated that there should be more of a
89 reward for attending in order to increase participation.

90

91 **6. Future On-Site Housing:** Mr. Young reminded the Board that the
92 lease for Unit 309 expires on October 1, 2017. Mr. Young said he

93 would send out a special e-mail to all owners notifying them that the
94 HOA will be looking for interested owners to make their respective
95 units available for the on-site maintenance person. The owner of
96 Unit 201 had previously shown interest in making their unit available
97 for a 5-year term.

98
99 7. Unit 103 Roof Drip Line: Mr. Hensler, owner of Unit 103, requested
100 that the Board look at minimizing the roof dripping/splash back on
101 his concrete deck. The Board agreed that this issue would be
102 addressed when the roof replacement is scheduled.

103
104 8. Unit 406 Drain Leak: Mr. Young reviewed the Unit 406 master
105 bathroom tub shoe drain and kitchen drain leaks that affected Unit
106 306, 206 and the pool ceiling. Mr. Young stated that the unit repairs
107 have been completed and the pool drywall repairs will be completed
108 post ski season. During the investigation of the Unit 406 bathtub
109 shoe leak, it was discovered that a 2" kitchen ABS drain line in Unit
110 406 had been slightly leaking due to an original drain joint not being
111 glued. There was a slight amount of mold evident in the wall near
112 the drain line. It was treated with bleach which eliminated any mold.
113 After further investigation, it was determined that there was no
114 further mold outside this limited area and no wood had to be
115 replaced. Ms. Cramer asked Mr. Young if the Unit 406 2" kitchen
116 drain leak was a result of the previous re-modeling of the kitchen.
117 Mr. Young responded that he had contacted Seymour Lodging
118 (owner of Unit 406) and asked them to contact the contractor who re-
119 modeled Unit 406 kitchen and see if they altered the kitchen drain
120 line. The contractor said they absolutely did not change or alter any
121 kitchen drain lines in the wall behind the kitchen sink.

122

123 9. Pool Furniture Replacement: There had been two comments by the
124 owners of Units 103 and 405 that the pool furniture should be
125 replaced. After some discussion, the Board agreed that the two
126 owners probably felt the pool furniture was dated. This issue can be
127 addressed at a later time.

128

129 10. Common Area Carpet: Mr. Young stated that the carpeted interior
130 steps leading up to the lobby had become wrinkled and was
131 separating from the sub-floor. Mr. Young stated that the carpet will
132 be repaired post-winter. Mr. Young further stated that a seam in the
133 pool area had separated due to concrete settling and had to be
134 glued. There have been some other minor seams in the common
135 areas that have required repair. Generally, the carpet has held up
136 very well after 13 years.

137

138 Mr. Young also commented that two owners last year inquired as to
139 when the common areas were scheduled for updating. They felt that
140 the commons were becoming dated. The Board felt the commons
141 were still looking good, but would look into this issue for the future.

142

143 11. Unit Living Room Window Panel Replacement: Ms. Cramer stated
144 that she would obtain updated costs for the living room window/door
145 replacements so they could be presented to the owners.

146

147 Mr. Tosetti asked Mr. Young why there were tire tracks on the grass on the
148 east side of the building. Mr. Young responded that snow that had been
149 removed from the roof early in the winter ended up on the ground. The
150 snow piles were 6' to 8' deep and were blocking the unit deck entrances
151 along with being up against the building siding. It had to be removed by
152 means of a Bobcat.

153

154 With no further discussion, Ms. Cramer adjourned the meeting at 6:05 P.M.

155

156 Joan Reedy

157 Joan Reedy, Secretary

9/27/17

Date