

1 **MINUTES**

2 **SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.**
3 **BOARD OF MANAGERS MEETING – SEPTEMBER 16, 2017**
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7 **The Board of Manager’s meeting was called to order by Ms. Marie Cramer,**
8 **Association President at 8:10 A.M, prior to the annual homeowners’**
9 **meeting. The meeting was temporarily adjourned at 8:50 AM for the annual**
10 **homeowners’ meeting. The Board meeting was reconvened at 1:30 PM to**
11 **complete Board business. Meeting location: Young Realty’s office, 23024**
12 **U. S. Highway, Keystone, Colorado.**

13
14 **Persons present at the meeting:**

- 15 **Marie Cramer, President**
- 16 **Paul Tosetti, Vice-President/Treasurer**
- 17 **Joan Reedy, Secretary**
- 18 **Russell G. Young, Managing Agent**

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20 **A quorum was present with three Board members in attendance.**

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22 **The purpose of this meeting was to review the agenda material for the**
23 **annual homeowners’ meeting to be held at 9:00 A.M. on Saturday the 16th of**
24 **September, 2017.**

25
26 **Ms. Cramer asked how many owners would be attending the annual**
27 **meeting. Mr. Young responded that currently there were a total of 17**
28 **owners anticipated to attend the meeting, which include the three Board**
29 **members.**

31 Ms. Cramer indicated that Mr. Young would review the Insurance Report at
32 the annual meeting along the existing insurance claim due to roof damage
33 and Unit 402 frozen water line and flood in January 2017.

34

35 Mr. Young would also review the Manager's Report at the annual meeting.

36

37 Mr. Tosetti agreed to review the financials along with the Reserve Fund
38 Expenditures & Assessment Analysis at the annual meeting. Mr. Tosetti
39 and Mr. Young expressed concern about the reserve fund getting too low in
40 future projections. Mr. Tosetti stated that owners will need to increase
41 reserve contributions in the near future.

42

43 The next item was annual meeting Open Discussion.

44

45 Unit 209 Fireplace Code Violations – Mr. Young stated that the fireplace
46 code violations had been recently corrected by obtaining a Summit County
47 Building Permit and a Certificate of Completion.

48

49 Tree Replacement on Southwest Corner of Building – The Board decided
50 that there would be no tree replacement just outside Unit 101 after the
51 removal of a diseased tree in 2015.

52

53 Bicycle Racks – Ms. Cramer commented that the outside bicycle racks had
54 been installed earlier in the summer between the north side of the building
55 and the parking deck. To date, there had been little usage of these racks
56 since installation. The inside bicycle storage on the southwest end of the
57 building was discussed and Board members walked down to look at the
58 space again. Mr. Young has had extra keys made to this room at the
59 request of Ms. Cramer. He expressed concern about how the limited space
60 would be allocated. Ms. Cramer stated that it would be first come, first

61 serve. The Board will send out an email to all owners to find out who is
62 interested.

63

64 **Roof Replacement**

65

66 The Board briefly reviewed the roof replacement scheduled to be
67 completed in October 2017 and would provide a details review at the
68 annual meeting.

69

70 **Unit Living Room Window/Door Replacements**

71

72 Mr. Young and Ms. Cramer commented that they had not received updated
73 price proposals from Denver contractors for presentation at the annual
74 meeting today. An email will be sent to all owners after a contractor is
75 chosen.

76

77 **Pool Area Furniture**

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79 Two owners had previously suggested replacement of the pool area
80 furniture. Ms. Cramer wanted to hear from owners what types of
81 complaints they had about the furniture. Also, the entire pool area would
82 be reviewed for future upgrades.

83

84 **CCIOA (Colorado Common Interest Ownership Act) Compliance**

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86 The Board decided that since the Snowdance Condominiums had already
87 updated their legal documents in the recent past through legal counsel in
88 order to conform to CCIOA requirements, Snowdance Manor should
89 consider contacting that same attorney to review Snowdance Manor legal
90 documents.

91

92 **Unit Remodeling/Construction**

93

94 There had been five units this summer that have done extensive
95 remodeling. The Board wanted to remind all owners about the need to
96 obtain county permits prior to construction. Several units have begun
97 replacing their carpet with hard surface flooring, such as wood, tile and
98 laminate rather than replacing carpet. The Board discussed the sound
99 transmission from one to another and decided that guidelines should be
100 put in place for future new flooring installations.

101

102 **Covered Garage Parking Security Gate**

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104 The installation of a security gate at the entrance to the covered garage
105 parking was briefly discussed and the Board walked down to look at the
106 garage entrance. Mr. Young indicated that he had previously forwarded to
107 the Board for their review two proposals from Denver companies. Mr.
108 Tosetti expressed concern about the cost of installation and continuing
109 maintenance of a gate. Mr. Tosetti stated that he would write up a
110 summary of Snowdance Manor parking issues for further discussion. Ms.
111 Reedy had previously sent Board members possible ideas for new annual
112 parking passes and owner windshield stickers. This issue would be further
113 discussed at the annual meeting. Ms. Reedy stated we need to monitor and
114 enforce our no parking rules. Mr. Tosetti asked about towing and said we
115 should. Mr. Young said in the past we have towed owners and guest's cars
116 by mistake. The board agreed we need to monitor parking better.

117

118 **Parking Lot Striping**

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120 This will not be completed until next spring but the Board decided that
121 diagonal white striping would be best, if that is the option that provides the
122 most parking spaces.

123 **Replacement of Exterior Pool Deck Retaining Wall**

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125 Ms. Cramer would like to make this area more inviting to owners and wants
126 to look at more attractive options to replace the wall. Ms. Reedy stated that
127 she felt it would be more cost effective to replace the current wall with
128 treated railroad ties and put pots of flowers outside to add color in the
129 summer. The Board walked around the property to look at possible areas
130 for an outdoor sitting area, which was discussed at last years' annual
131 meeting.

132

133 **Pool Room Ceiling**

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135 The Board decided that needed repairs to the ceiling could be incorporated
136 into the redesign of the entire pool area, as requested by several owners.

137

138 **Snowdance P.U.D. Agreement**

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140 The Board met briefly with two Board members from Snowdance
141 Condominiums, hoping that communication can be increased between the
142 two entities.

143

144 **Board of Managers Election**

145

146 Mr. Young stated that Ms. Cramer had concluded her 3-year term and Ms.
147 Cramer stated that she would be running for another 3-year term. Mr.
148 Young also noted that no other owners had indicated they would be
149 running for this 3-year term.

150

151 **Snowdance Manor Management**

152 The Board asked Mr. Young what he would like to do and what role he
153 would like to play in Snowdance Manor following his email stating that he

154 was resigning for personal reasons. Mr. Young stated that he would know
155 more by the following week based upon family issues/

156

157

158

159

Joan Reedy
Joan Reedy, Secretary

9/30/17
Date

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