

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
KEYSTONE CONFERENCE CENTER, 9:00
September 12, 2009**

I. CALL TO ORDER/INTRODUCTION/PROOF OF NOTICE

Ralph Goldsmith called the Snowdance Condominium Association Annual Homeowner Meeting to order at 9:05 a.m. in the Keystone Conference Center.

Board Members Present Were:

Bill Brown, A-301	Ralph Goldsmith, A-302
Greg Moore, B-302	Peter Hannishin, A-102
Mike Wiesbrook, B-304	

Homeowners Present Were:

James Landurm, A-201	Tom Probst, A-204
Marilyn Brown, A-301	
Brian Gamet, B-103	Ron Mahaffe, B-201
John Baker, B-203	Richard Rothman, B204
Beth Holtby, B-303	Kenneth Rodger, C-103
Herb & Renate Helm, C-201	Kristine Karnes, C-205
William Potter, C-302	Vicky Schafer, C-304
Mike Quinn, C-306	Sharon Moore, B-302

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Kevin Curry.

With 18 units represented in person and 13 proxies received a quorum was reached.

Introductions of all attendees were made.

Notice of the meeting was sent August 2009 in accordance with the Bylaws of the Association.

II. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Vicki Schafer to approve the minutes of the September 6, 2008 Homeowner Meeting as presented. The motion was seconded by John Baker and carried.

III. FINANCIAL REPORT

Peter Hannishin gave the following financial report:

- Dues have increased \$50 per quarter for large 2 bedroom units, \$41.50 for small 2 bedroom units and \$32.50 for 1 bedroom units. This increase was decided upon at the 2008 Homeowner's meeting.
- Replacement of railing project complete and cost \$142,061. Replacement fund balance \$30,897 before September contribution. \$25,000 is the minimum recommended balance of the Replacement fund.

- Next major project will be the roof-8 years out. In 5 years will have adequate funds to cover roof. Will adjust replacement fund contribution over the years as needed. Board is trying not to do a special assessment. Original budget for the railing project was a \$100,000. Replacement of wood and some posts were rotting and some unforeseen damage that was not in the original bid increased the original budgeted amount. Homeowners like work that has been done on railing project. Some wood is dropping pitch onto some decks. Write up maintenance report and association will get it cleaned up. Give form to Kevin Curry or send to Summit Resort Group.
- Window replacement was discussed. The board will discuss window proceedings. If a window is not functioning properly, please write up a maintenance report and give to Kevin Curry or call Summit Resort Group.

Marilyn Brown made a motion to accept the financials. Richard Rothman seconded it and the motion carried.

IV. FACILITIES REPORT

Ralph Goldsmith reported the following in his maintenance report:

- New railing project finished
- Repaired supports and foundation on balcony on end of c building
- Swallow mitigation has been complete-new Plexiglas added to the outside of stairwells.

- Bridge Painting has been done. Landings have been painted with a paint/sand mixture.
- Gravel added to pathway on south side of bridge
- New Sump pump in A building
- Hot Tub area has new baseboards
- New flowers in berms and window boxes
- Roof inspected and repaired
- Tree in area behind of C building removed, stump to be removed soon
- Wire placed around aspens
- Annual inspection on pumps to keep water out of C building, floats replaced
- Pigeon - pigeon spikes added
- A new astronomical clock now turns on/off exterior lights. Seems to be working well

- New sod behind B building
- Noxious weeds removed along riverbank-Thank you to Greg and Sharon
- Dumpster area repaired
- Replace Hot water storage tank
- Fan in ladies room spa area replaced
- Painter will come back and paint trim at roof edge
- Door sweeps will be replaced on bottom of door
 - Don't replace John Baker or Brian Gamet seal. They were replaced last year.
- Rothman locked out of unit on terrace. The door locks automatically. Will write up maintenance report and it will be repaired

Vicki Schafer made a motion to accept the facilities report as presented. Richard Rothman seconded and the motion carried.

V. PUD REPORT

Bill Brown gave a PUD Report as follows:

- Report to Keystone that the bus is traveling too fast or not stopping at the stop sign at the top of the hill between the Goat and Run Young Realty, if you see this call. 496-4200
- Bridge painted and walk gravel redone with larger gravel
- Rocks moved a bit at the end of C building
- Concrete (Quinn Trough) trough repair rejected by other PUD members
- Upper parking epoxy – Russ thinks we should all pay for repair like we are asking for concrete trough.
- Parking lot repair rejected by Snowdance until trough repair is approved
- Mirror for end of Russ Young Real Estate rejected for second year. Russ doesn't think it will help and collect stickers.
- Trash maintenance clean up increased \$50 to \$175 / mo –Snowdance is unhappy with the amount and type of trash some PUD members are placing in the dumpsters and recycle bins. Work on original PUD agreement-pay by square foot-Pizza boxes ,tomato cans and trash generated by the cleaning staff of Key To The Rockies take up much of the room.

- Two single recycle bins increased to 4, Friday pickup. —Place recycle items in bin, not outside. Break down all cardboard to fit into the recycle bins. It will not be removed if left outside bin- styrofoam and yogurt containers can't be recycled.
- SRG will help get larger items discarded (i.e. mattress, furniture, etc.)
- Common rules (Manor and Snowdance) reviewed-no value to us.
- Goat lease up next spring.
- December 1, 2009, all free pass to ride bus. Phone number for Keystone bus is 496-4200. Bus service has been scaled down considerably.

Vicki Schafer made a motion to accept the PUD update report as presented. Richard Rothman seconded and the motion carried.

VI. OLD BUSINESS

Greg Moore reported the following:

- Updated spreadsheet with owner information will be sent out with minutes.

- Parking stickers available-take note of where to place the stickers on your windshield. (Upper left) extra stickers available. Beginning in January, 2010, please use ONLY the pink hanging parking passes.
- When parking, access for emergency vehicles is a must! Do not park directly in front of sidewalks.

- Fireplace inspections-wood burning fireplaces must be inspected. If you have a gas fireplace and want it inspected, please call Kevin (970) 468-9137. SRG will get a group discount and it is recommended that it be done once a year. Western Fireplace has a special cleaner for glass that will clean the glass on fireplace. Baker, B203, Potter, C302, and Hannishin, A102 would like to be placed on the list for inspection.
- Hot Water Heater replacement-A list of homeowners that need their hot water heaters replaced was presented. Please let Greg Moore know when your water heater has been replaced. Tankless hot water heaters are not recommended. Place the date with permanent marker that it was replaced on the heater so you will know when it will need replacing again.

V. NEW BUSINESS

Greg Moore reported on the following new business:

- New railing makes it easier to see items on deck. Please keep deck clear of ladders, home repair items, dog crates, etc. Please keep it clean and looking clutter-free. There is additional storage under A building. There is also storage above the laundry room. Let Kevin Curry know if you would like to store items in either place. Mark them well with your name and unit number.
- The back door to the trash room needs a bolt or something to keep it locked. SRG will look into placing lock.
- Thanks from Kevin L. and Summit Resort Group for hiring them to assist with the management of Snowdance! Please call Summit Resort Group if you have any issues (970) 468-9137.
- Extension on railing A and B wrap front and back all three floors have been approved. New wraps must have an engineer's report; a permit from the county and railings must match.
- Sand filter replaced in hot tub this year. Call SRG if problems.

VIII. ELECTION OF BOARD OF DIRECTORS

Bill Brown will not be running.

The following were nominated:

Ralph Goldsmith was nominated, but declined nomination.

Brian Hajek, C204

Vicky Schafer, C304

There was a motion made and seconded to elect Brian Hajek, and Vicky Schafer to the Board of Directors. All were in favor and the motion passed. A meeting was held after the HOA meeting to elect positions. The Board members were appointed as follows:

Peter Hannishin – President

Mike Weisbrook – Vice President

Brian Hajek – Treasurer

Greg Moore – Secretary

Vicki Schafer – PUD Rep

IX. ADJOURNMENT

Marilyn Brown made a motion to adjourn the meeting at 10:20 a.m. The motion was seconded by John Baker and carried.

Approved By: _____
Board Member Approval

Date: _____