

SNOWDANCE CONDOMINIUM ASSOCIATION

Board of Directors Meeting

September 11, 2009

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I. Call to Order and attendance

The meeting was called to order at 1:00 pm.

Board members present were Mike Wiesbrook, Greg Moore, Ralph Goldsmith, Bill Brown and Peter Hannishin.

Representing Summit Resort Group were Kevin Lovett, Kevin Curry and Peter Schutz.

II. Owners Forum/ Presentations – The meeting was advertised on the website and posted in common areas; no owners, besides Board members, were present.

III. Walk About

The Board and SRG walked the complex grounds. The following items were noted and assigned:

1. Tighten railing outside C-202 – Peter H.
2. Silicone at bottom of post outside back of A-104 – Kevin C.
3. Replace valve on water source at South end of B Building – Kevin C.
4. Clean south end of concrete pan at end of C Building – Kevin C.
5. Remove tree stump behind C Building – Kevin L.
6. Replace cover plate on air exhaust outside spa maintenance on East side of C Building – Kevin C.
7. Add a thermostat to heat tape on the North end of C Building – Kevin C.
8. Inspect all old building posts – 2010
9. Purchase and place three new/heavy trashcans – Kevin L.
10. When sand filter in spa replaced, evaluate replacement of spa maintenance room floor – Kevin L.
11. Add key switch outside of spa restrooms to keep two lights on all night.
12. Replace door/clip on electrical panel near entrance of spa area – Kevin L.
13. Replace broken light canisters on outside lights – Peter H.
14. Establish last mow date with Tim – Kevin L.
15. Replace all outside light fixtures to update – 2010
16. Repair and then reinforce conduit/box area on south wall of dumpster area – Kevin L.
17. Replace all door sweeps – Kevin C.
18. Add new pigeon spikes front/back A Building – Peter H. (Vaughn)
19. Add sign on large dryer – Kevin C.

IV. Approve Minutes from 2-21-09 Board Meeting– Minutes were approved as presented.

V. Financial Review

Peter Hannishin reviewed the financials as follows:

June 30, 2009 financials report \$41,182 in the operating account and \$68,682 in the reserve account.

The 2010 budget was presented and reviewed. Peter Hannishin noted that the scheduled dues amount for the September 2009 billing was not a new increase, but the implementation of the previously approved increase (approx \$50 per month for large units and proportionally same for smaller units)

Greg Moore moved to accept the financial report as presented; Bill Brown seconds and the motion passes.

VI. Facilities Report

The walk about and completed/ future projects were discussed.

In addition to the above items listed (under the Walk About section of the minutes), Greg Moore and will revisit the hot water heater dates for replacement due in 2010. We are still unsure of the replacement date for the hot water heater in A-203.

Peter Hannishin reported that approximately \$30,000 remains in the replacement fund and that we are above the \$25,000 recommended minimum.

Greg moves to accept the Facilities report; Bill Brown seconds and the motion passes.

VII. PUD Report

Bill Brown gave the following PUD Report

- Bridge Painted & walk gravel redone with larger gravel
- Rocks moved in 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 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.
- 2 single string recycle bins increased to 4, Friday pickup
- Common rules (Manor and Snowdance) reviewed - no value to Snowdance
- Goat lease up next spring

Peter Hannishin moved to open the PUD documents and modify. Trash and the non-repair of the drainage pan were cited as reasons the Association is not happy with PUD agreement. The Board approves Peter Hannishin speaking with attorney J. Bauer to see if a deal can be orchestrated.

Greg Moore moved to accept the PUD report; Mike seconds and the motion passes.

VIII. Resident Managers Report

Kevin Curry delivered the following Resident Managers Report

- Trash service cut back to 1 x week starting September 14th
- Stair painting underway
- General items have been completed including Security checks, and trash sweeps
- Hornets nest removal from C Building
- Leak repair in A 103
- Phone number changed on office door
- Kevin will replace front door sweeps.

A future project Kevin Curry was asked to do was to change out the smoke detector batteries; Peter Hannishin has the batteries and the list.

Bill Brown moved to accept the resident Managers Report; Greg seconds and the motion passes.

II. Old Business

Window replace vs Repair

The replacement of the unit windows vs repair was discussed. Windows are the Association's responsibility. New window installs cost approximately \$2000 per window. If windows do not function, the repair is a maintenance item. SRG was instructed to repair the malfunctioning window in unit C104. In 2010, the Board will review the need to evaluate all windows.

Parking Passes

Greg Moore presented the new parking passes for 2010. Owners are reminded to keep stickers visible from the outside. Greg will give site manager Kevin emergency passes. All emergency passes will have expiration dates added to the bottom.

Gas Meter Readings

Greg Moore reads the meters three times per year; May, November and February. There is no need to read the meters in the summer as there is no usage. Kevin Lovett will give this info to Maxine in SRG accounting.

III. New Business

Unit Fireplace inspections

SRG will coordinate the inspections and cleaning of the wood fireplaces and bill the owners. Any owners wishing to have their gas fireplace serviced should contact SRG and let them know; they should receive a discounted rate for the service if multiple units are done at the same time.

Resident Manager, Dog

The Association Board gives conditional approval for the resident manager to have one pet for the period of time that the resident manages resides in unit C-101. Permission can be revoked at any time for just cause at the Board's discretion. A deposit of \$500 shall be collect at the time a pet is acquired and held by Summit Resort group for damages.

Deck Extensions

The Board give approval to add deck extensions, front and back on the south ends of A and B buildings provided all three owners on all levels agree to acquire an engineering design, county permit, matching rails and pay for all expenses.

IV. Adjournment

The meeting adjourned at 4:28 pm

SRG website snowdance

From: **Kevin Lovett** (klovett@srgsummit.com)

Sent: Fri 2/12/10 4:16 PM

To: Debra Borel (debborel@msn.com)

Attachments:

Snowdance Annual Meeting Minutes 2009 - 1.doc (65.5 KB), Snowdance 9-11-09 Board Meeting minutes -1.doc (48.5 KB)

Hey,

When you get a chance can you load snowdance website with the attached? Please check 2009 annual minutes posted as they are from 2008 (and please relable the 2008 minutes - 2008.....)

Thanks,
Kevin
