

**Snowdance Condominium Association**  
**Annual Homeowner Meeting**  
**Keystone, CO**  
September 6, 2008

Board members present were Bill Brown, Peter Hannishin, Greg Moore, Ralph Goldsmith, and Peggy Payne.

**Members Present:**

- A-102 Peter & Marcia Hannishin
- A-104 Pierre Van Pottelsberghe
- A-201 Chris Landrum
- A-204 Tom Perun & Cat Propst
- A-301 Bill & Marilyn Brown
- A-302 Ralph Goldsmith
- B-101 Arch & Peggy Payne
- B-103 Brian & Carla Gamet
- B-201 Ron & Kelli Mahaffee
- B-203 John Baker
- B-204 Judith Rothman
- B-302 Greg & Sharon Moore
- B-303 Beth Holtby
- B-304 Mike Weisbrook
- C-102 Patty Blank
- C-103 Ken Rodger
- C-302 Bill & Gale Potter
- C-304 Vicky Schafer
- C-306 Jo Quinn

**1. Call To Order**

The meeting was called to order by Ralph Goldsmith at 9:00am. 19 units were represented in person and 10 by proxy. A total of 73.2% of all units were represented and a quorum was reached. The units represented by proxy were A-103 (Trimpey/Duval), A-203 (Osborne), B-102 (Rodgers), B-104 (Smith), B-301 (Wright), C-104 (Schein), C-201 (Helm), C-205 (Karnes/Anderson/Depew), C-206 (Bamford), and C-303 (Timm).

## 2. Approval of Minutes From September 8, 2007 Annual Meeting

A motion to approve the minutes from the last Annual Homeowners meeting was made by Vicky Schafer, seconded by Sharon Moore, and unanimously approved.

## 3. Financial Report

Peter Hannishin explained the Snowdance Condominium fiscal year ends on June 30<sup>th</sup>. Summit Resort Group handles all our bookkeeping responsibilities. The monthly Snowdance Condominium Balance Sheet is posted every month on the Snowdance website. To access this website, go to "<http://summitresortgroup.com>". Click on "Home Owner Associations" and select Snowdance. When you click on the documents under the financial section, it will ask for a password. Our password is "sno2".

Peter Hannishin provided a summary of the Snowdance Condominium Balance Sheet dated June 30, 2008, which is attached for your review. At the end of the Fiscal Year, we have \$23,403.70 in the Operating Account - used for working capital needs - and \$110,092.01 in the Reserve Account, available to fund major projects.

Peter then summarized the Profit & Loss Statement for fiscal 2007-2008, also attached for your review. This statement shows the expenses we had throughout the period of July 1, 2007 through June 30, 2008. Ordinary (operating) income was \$170,382.64, and ordinary (operating) expenses were \$108,394.94, resulting in a net ordinary income of \$61,987.70.

\$42,012.00 was accrued this fiscal year towards the Reserve Fund, and we also received interest of \$2,420.28 on the Reserve Fund, making a total of \$44,432.28 in Total Other Income.

For the 2008-2009 Budget, the board approved the rail replacement project. This project should run somewhere around \$100,000. The budget will also be adjusted for the increase in recycling costs.

Greg Moore explained that the next gas reading will take place on October 1, 2008 and will go out with the next quarterly billing. Peter Hannishin explained that gas rates will be increasing soon (a possible 50% increase in the future).

Peter announced that effective next quarter, the replacement fund dues will increase \$50 per quarter for every 2 bedroom condo and prorated for the 1 bedroom condo. A second \$50 per quarter increase will take place September 1, 2009. Snowdance Condominiums continues to have one of the lowest monthly HOA fees in Summit County. The board felt it was necessary to raise the amount of the reserve fund to continue to do the routine maintenance needed to maintain our complex.

Marilyn Brown moved that the Treasurers Report be approved as presented, Jo Quinn seconded, and it was passed unanimously.

#### 4. Facilities Report

Ralph Goldsmith explained that the board had approved the railing replacement project. Jo Quinn did some research on deck railings and provided the board with a quote from Rolling Ridge Deck Company located in Evergreen, CO. This bid covers the removal of all existing railings and replacing them with basic metal railings. This project will run approximately \$100,000 and would take place next Spring. A question was raised by the homeowners about the availability of colors to choose from. They felt black railings would detract from the overall appearance of the exterior of the buildings. We agreed that the board would consult with the original architect that selected the colors used in the original renovation for color compatibility. If the architect suggests a few choices in colors, a committee comprised of Judith Rothman, Gayle Potter, and chaired by Jo Quinn will be tasked with making the final selection. A question was also raised about replacing the gates on the back side of C building and one gate on B building. Ralph said he would make sure those were included in the final quote.

The following is an example of the railing being considered:



Ken Roger reported to the homeowners that he has installed 2 trial steps outside of C-103 which incorporate acoustical coverings which will dampen the noise of footsteps

(ski boots) going up and down the stairway. The cost to implement this improvement would be approximately \$30 per step.

Bill Potter mentioned the eaves and scuppers need painting. He requested that we get them painted before it snows.

The boards on each of the stairs have been turned over so that there are no worn edges on the steps.

There was a common complaint concerning the durability of the hardware on the new sliding doors. A number of homeowners mentioned their locks were not working. Jocelyn Banks, our resident manager, took the names and unit numbers of the condos affected and agreed to call Black Duck to coordinate the repair.

Sharon Moore asked if there was a way we could humanely get the swallows to nest elsewhere. The decision was to place another owl decoy in the vicinity of the nest and see if that would work.

Greg Moore informed the homeowners that there were 2 large yellow jacket nests which are going to be removed next week - one on the flowerbox on building A and one near the trash dumpster.

Ron Mahaffee presented information on a screen door mechanism that can be fit on the entry door side for each condo. Ron agreed to forward the information to the board for their consideration.

A few other items were discussed:

- There is no need to add gravel this year to the walking path on the other side of the bridge
- Ask whoever does snow removal not to push snow piles against the trees behind building C across the parking lot. They are damaging the trees and we may lose them
- The fire hydrant in the parking lot at the end of building B will be moved over to the edge of the grassy area thereby freeing up an additional parking space.
- The annual chimney sweep inspection will be scheduled for all wood burning fireplaces. This inspection will be completed by Service Monkey and invoiced to the individual homeowners involved
- The mini blinds on the front door that were provided at the time of the front door replacement come with a lifetime warranty. If they are defective for any reason, contact Kacey Fine Furniture and they will provide you with the directions for getting them repaired or replaced.
- The batteries in all the unit smoke detectors have been replaced by the HOA

- The large boulders at the end the of building C were moved closer to the road edge to prevent the large trucks that service The Goat from circling around the condo building

## 5. PUD Issues

During the last year, the Snowdance PUD implemented a recycling program. Separate recycling bins have been added in addition to the 2 dumpsters. Jocelyn Banks is in charge of overseeing the PUD trash area. We have been having a problem with homeowners, PUD businesses, and possibly outsiders leaving debris outside the dumpsters on the ground, leaving unauthorized items for recycling, leaving recycling items on the ground if bins are full, etc. The trash men will not pick up items left outside the dumpsters or recycling containers. This is a big problem that Jocelyn has to clean up on a daily basis. Please lift up the top of the dumpsters/bins and place items inside. There is a pole inside the side door that you can use to lift the lid of the trash bin. Jocelyn has increased the number of trash pickups per week and the number of recycling totes.

Enclosed in this packet is a list showing the acceptable recycling items. Please break down all trash and recycled items such as cardboard boxes so that they lie flat. Take all items that are non-acceptable such as construction items (drywall, toilets, appliances, furniture, cabinets, etc.), televisions, etc. directly to the landfill.

The PUD meeting is set to take place on September 27<sup>th</sup> where many of our current issues will be discussed.

Russ Young is requesting bids for snow removal. We will continue to use on a "pay per cleaning" basis since this is much more cost effective. Snowdance Condominium walkway cleaning will be handled by the resident manager. The Inn is responsible for cleaning snow from the bridge.

Bridge Maintenance - The bridge was stained by Stan Johnson this summer. He also replaced the boards on the approaches. He will invoice Russ Young directly who, in turn, will bill PUD members for the supplies and labor

Parking - Anyone in our PUD can park anywhere with the exception of the covered parking at Snowdance Manor. There should be no overnight Goat patron parking. In the winter, cars parked by the bridge, which are not displaying the Snowdance Condominium parking passes, will be stickered or towed.

No trailers can be parked without written permission from Jocelyn Banks. Extended parking of trailers will not be allowed.

Bill Brown said the there will be perpendicular parking spaces put in behind building C to facilitate additional parking spaces.

There was a discussion that there needs to be a solution for the problem at the corner of Russ Young's building and our driveway. Many homeowners have had near collisions with people running the stop sign. We would like to put in a speed bump or, at a minimum, a mirror to view oncoming traffic.

## **6. Old Business**

Hot water heaters must be replaced when warranty expires. If you have a question about when your warranty expires, get the serial number and brand of your hot water heater and check with the manufacturer. We strongly recommend using Tom Hill to install your hot water heater. He can be contacted at (970) 468-5840. He charges approximately \$900 for a replacement tank and installation with a 7 year warranty. The board will notify owners that need to replace hot water heaters during 2009. If the hot water heaters that are due in 2008 are not completed by December 31, 2008, the association will arrange to replace them and bill the respective owner. Please notify Greg Moore when the replacement has taken place and the length of the warranty. Please note - most insurance companies will deny damage coverage for hot water heaters with expired warranties.

We have had some problems with water leaks occurring on the upper floors and impacting the condominium units below them. Then some owners have resisted getting the repairs completed in a timely manner because they don't want to miss out on rental income during the period it takes to troubleshoot the problem. We have also had a problem with multiple people getting involved in resolving the issue and in the end, not being able to determine the cause since so many different people were involved. If you elect to have your rental property management company handle the troubleshooting, it will be between you and that company to resolve the issue to the satisfaction of the condominium association. The condominium association will not accept responsibility for repair unless we have been handling the repair from the beginning. Jocelyn will call a qualified repair person and invoice the owner of the unit involved. Homeowners need to work with the parties responsible for the damage to get financial compensation.

## **7. New Business**

Ralph Goldsmith informed the homeowners that HD signals are being broadcasted through the Comcast cable. You can see an additional 10-12 HD stations with either a current HD TV or renting a cable box from Comcast for \$8/month.

Patty Blank discussed the information she received at a meeting concerning what to do in the case of a forest fire. We have enclosed the information in this homeowner packet.

If you have a change of address or e-mail, please notify Greg Moore so that we can make the changes to the Snowdance Condo database.

## 8. Election

The term of Board members Greg Moore, Peter Hannishin, and Peggy Payne expired. Peggy Payne requested not to be nominated due to time constraints. Greg Moore, Peter Hannishin, and Michael Wiesbrook were nominated for the 3 open positions.

Greg Moore, Peter Hannishin, and Michael Wiesbrook were elected to the open board positions by unanimous vote.

The Board members are as follows:

- |                                      |                |  |
|--------------------------------------|----------------|--|
| • Ralph Goldsmith – President        | (513) 604-0883 | <a href="mailto:Goldsmith0@aol.com">Goldsmith0@aol.com</a>           |
| • Michael Wiesbrook – Vice President | (719) 510-8797 | <a href="mailto:MikeWiesbrook@yahoo.com">MikeWiesbrook@yahoo.com</a> |
| • Peter Hannishin – Treasurer        | (513) 300-8007 | <a href="mailto:phannishin@aol.com">phannishin@aol.com</a>           |
| • Greg Moore – Secretary             | (720) 971-4497 | <a href="mailto:snagmoore@msn.com">snagmoore@msn.com</a>             |
| • Bill Brown – PUD Representative    | (970) 946-6524 | <a href="mailto:brownbillf@aol.com">brownbillf@aol.com</a>           |

Formatted

## 9. Adjournment

Greg Moore made a motion to adjourn the Homeowners meeting at 11:00am. Vicky Schafer seconded the motion and it carried unanimously. Those present were reminded that the Snowdance Rental L.L.C. would meet immediately following the Homeowners Meeting and that an Association sponsored picnic for all owners would be held on the lawn at the south end of B building at 1:00pm.

Respectfully Submitted By

Peggy Payne  
Secretary