

**SNOWDANCE CONDOMINIUM ASSOCIATION**

**Board of Directors Meeting**

**April 27, 2012**

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**I. Call to Order and attendance**

The meeting was called to order at 2:00 pm.

Board members present were Greg Moore, Peter Hannishin and Mike Wiesbrook; Vicki Schafer attended by phone.

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

**II. Owners Forum/ Presentations** – The meeting was advertised on the website; no owners, besides Board members, were present.

**III. Approve Minutes from February 10, 2012 Board Meetings**– Greg made a motion to approve the minutes as presented. Vicki seconded and the motion carried.

**IV. Financial Review** - Kevin Lovett gave the following financial report:

March 31, 2012 close financials report \$49,201.34 in Operating and \$171,257.90 in Reserves.

March 31, 2012 close financials report that we are \$15,865.17 under budget in year to date operating expenses.

Accounts receivables were reported on. SRG has left messages for unit C 103 owner as they have a past due balance. SRG will post a note on C 103 front door. If payment is not made, a lien will be placed on the unit.

**Budget 2012-13** - SRG and the Board reviewed the presented draft 2012-13 operating budget.

Overall there is No change to Dues and No change to Reserve fund contribution proposed.

SRG will make adjustments to the respective cable revenues and dues revenues to reflect projected expenses. The Board agreed to decrease R & M by \$400 and place the \$400 into Board Expense line item. SRG will also remove the property tax and telephone expense line items from the budget. Upon review, Greg moved to accept the 2012-13 budget with discussed revisions; Vicki seconds and the motion passed.

**VI. Facilities / Managing Agents Report** - SRG reported on the following completed, report and pending items:  
Insurance - Association coverage renewal complete

Flood Insurance - Upon review of flood insurance renewal proposals, the Board agreed to complete renewal at the increased building values.

Bridge Painting - the bridge landings are in need of painting. SRG will obtain a bid to paint the landings to include traction sand being placed in the paint. SRG will send a letter to Russ Young and Snowdance Manor informing them that the bridge landings will be painted and propose a 1/3, 1/3, 1/3split of the expense.

Install "Open fires, fire pits and charcoal grills are prohibited on premises" sign; sign has been received and will be installed.

Landscape Plans 2012 - The Board and SRG discussed landscape plans. The irrigation system will be started up soon. SRG will have Greenscapes spray for weeds 2 or 3 times this summer. The lawn furniture and chairs will be placed on the lawn.

Hot Water heater replacement - Peter Hannishin signed the updated Hot Water Heater Replacement Policy. The managers unit, C 101, is the only unit requiring replacement this year. SRG will coordinate this with Hilco.

**VII. PUD Report** - Vicki reported on the following PUD items:

The Snowdance/ Snowdance Manor trash and snowplow agreement has not yet been signed as at this time the Manor only agrees to sign the trash removal portion of the agreement with hope that the snow removal will be included in a future PUD Agreement. The Snowdance Board will meet with Marie, President of the Snowdance Manor Association, this summer.

**IIIX. Old Business** - The following Old Business Items were discussed:

Internet - The Cobianet/ Snowdance Internet agreement was approved and signed. Install is planned for late May 2012. The existing internet system will remain until proper function of the new Cobianet system is confirmed. SRG will prepare and send a mailer to all Snowdance Owners with information on how to access the new internet system.

Painting - The board and SRG reviewed the painting project scope and bids received. Upon review, the board agreed to complete the painting project with Peak Paint. Peak Paint will also be asked to complete stucco repairs; it was noted that if repairs to the stucco on the side of the B building cannot be completed without damaging flowers, then it is appropriate to complete stucco work in the Fall.

Concrete - The Board and SRG discussed the concrete replacement project on the 2nd and 3rd floors of the C building. SRG and Peter Hannishin will walk the project with Colorado Cutting and Coring and proceed with completing the work with Colorado Cutting and Coring provided that the walk through goes well. SRG will work to coordinate access to units with residents.

Windows - The Board and SRG discussed window replacement. The Board consensus is that window maintenance and replacement is the responsibility of the Association. Peter Hannishin abstained from voting on window discussions. SRG will work to obtain window replacement bids for the entire complex, with the exception of the parking lot side of the A building as these windows have already been replaced. One idea discussed was to replace an entire side of windows of a building if one of the windows on that side failed. The Board discussed eliminating the drywall return on the inside of the window and provide a standard price of interior trim instead of the drywall return; if an owner desires different trim than the standard the HOA would provide, then that Owner would be responsible for the cost. SRG will contact Roberta Harper and let her know the status.

Spa computer - the Board agreed to have the Spa area computer removed and to patch the hole in the drywall the power cord ran through.

**IX. New Business**

Mailer - a mailer will be prepared and sent to all Snowdance Owners informing them of the new internet, the annual owner meeting date, welcoming Board member interest, reminding owners that dogs are for Owners and immediate family only and include updated hot water heater policy and advertise a free snow blower.

Roof and roof scuppers - SRG will have Turner Morris inspect the roof, state timeline of when it is to be replaced and update replacement cost. Turner Morris will also inspect the roof scuppers and caulk.

Annual Owner Meeting - the Annual Owner meeting will be held Saturday September 8, 2012.

Shed cleanout - the shed will be cleaned out

Tree stump behind A building - SRG will have the tree stump ground at the back of the A building from the recent tree that fell.

**X. Next Meeting Date**  
The Board will meet Friday September 7, 2012 at 2:00 pm.

**XI. Adjournment**  
With no further business, the meeting adjourned at 4:05 pm.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Approval