

SNOWDANCE CONDOMINIUM ASSOCIATION
Board of Directors Meeting
September 9, 2010

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I. Call to Order and attendance

The meeting was called to order at 5:00 pm.

Board members present were Greg Moore, Vickie Schafer, Peter Hannishin and Brian Hajek attended via telephone.

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

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

III. PID Discussion – We have had requests from both pro and con to speak briefly at our homeowner's meeting. The plan calls for very little to change at Rasor Dr. intersection. We will provide info at Homeowner's meeting regarding the ballot issue. Snowdance Association is not taking a stand. Colorado residents can vote b/c they own property. Owners can talk to board members to get their personal opinion. Keystone is taking a neutral stand. Kevin will find out how Colorado residents can vote.

IV. Approve Minutes from 9-11-09 Board Meeting– Minutes were approved as presented.

V. Financial Review

Kevin Lovett reported on financials as follows:

June 30, 2010 (2009-10 fiscal year end) close financials report \$34, 993.84 in Operating and \$72,944.51 in Reserves.

June 30, 2010 close financials report that we closed the year \$7095.52 under budget in operating expenses. The surplus was moved to the reserve account. It was noted that trash was 145% of budget. Landscaping was over budget as Greenscapes bills for the previous year were paid in this fiscal year.

The 2010-11 operating budget was presented; there was no change to dues. \$55,800 is contributed to the reserve fund annually.

VI. Facilities / Managing Agents Report

A list of completed items was reviewed.

Hot water heaters - Kevin Lovett reported that the Hot Water heater policy had been updated and owners needing their hot water heaters replaced for 2010 have been sent

noticed. SRG was instructed to send owners a letter with return receipt as well as an email reminding them that their replacement is due by December 31, 2010.

Concrete Pan / gravel drywell – SRG was instructed to train the plow contractor to plow snow to either side of the new gravel drywell.

Rock near clubhouse – SRG was instructed to have the rock moved out into the main drive in front of the C building clubhouse and to keep it there year round.

Owner information – Greg Moore and SRG will work to retrieve updated Owner contact information.

New Owner / Welcome Packet – SRG will create a New Owner/ Welcome Packet

VII. PUD Report

Vicky Schafer reported on PUD items.

Dumpster doors / bear proofing – Site Manager Kevin Curry is to reinforce the dumpster door and replace the 2x 4 that was broken by the bear. It was reported that the site manager's have been adding ammonia to the dumpster area and that this was deterring bear activity. They were instructed to apply the ammonia 1 time per week.

Discussions took place with regard to inequities of the PUD agreement. The Board will investigate this further.

IIIX. Old Business

Light Fixtures – SRG presented a count of exterior light fixtures to include 121 total (80 front and 41 back deck fixtures). Vicki Schafer and Sharon Moore will investigate possible replacement fixtures; Kichler brand fixtures were mentioned to look into. The priority lights are the front of building lights. Peter Hannishin will check with XCEL on possible rebates. It was noted that fixtures with ballasts built into them are not preferred and some fluorescent bulbs are temperature sensitive.

Internet – The Board agreed to continue with the existing Comcast internet service and to monitor the market for new options.

IX. New Business

Annual Owner meeting Plan and presentation review – The Board and Management reviewed the plan, packet and presentation assignments for the 2010 annual owner meeting. Greg Moore presented the new parking passes for 2010-11; it was noted that no cling sticker will be sent unless requested.

Stair Treads – The Board discussed installing recessed metal stair treads in the existing wood stairs. Rough costs project expenses of \$15,000 to \$20,000. The Board agreed to move forward with this project this fall, 2010. SRG will retrieve firm bids.

Capital Plan Discussion – the Board reviewed the capital plan and updated accordingly.

Window replacement – the Board agreed to table the window replacement discussion; window replacement will be reassessed.

Bridge Painting – the approach landings are in need of painting; this is a PUD maintenance responsibility.

Screen door latch problems – Greg Moore reported issues with broken screen door latches; SRG will contact Gregory Door and Window to get spare screen door latches.
Sliding glass door handles – Brian Hajek reported loose sliding glass door handles; Kevin Curry was instructed to inspect and tighten all sliding glass door handles.

Dewatering pump maintenance – Clearwater Cleanup will be complete pump maintenance on the A and C bldg dewatering pumps within the next 2 weeks.

Concrete walkways – the replacement of “bad” concrete on the A building first floor walkway will be investigated. The upper level walk ways of all buildings will also be inspected. This is a Spring of 2011 project; this will be reviewed for possible inclusion in the capital plan.

Touch up painting – SRG was instructed to complete touch up painting under the roof diverters, and on the unit front doors and door trim. Peter Hannishin has paint colors.

Front door, unit C 301 – the door window pane divider on unit C 301 front door is broken; SRG will contact Gregory Door and window to find replacement.

Stucco – SRG will work to get the following stucco repairs completed (it was noted that Vaughn French has a good stucco contractor):

- caulk where stucco meets the concrete walkway on the ground floor of the B building near the laundry.
- repair hole in stucco on wall of C building, South Stairwell, North side of wall closest to the ski area.
- Light fixture smashed into stucco wall by C 104

Roof diverters – SRG instructed to get roof diverters re-caulked/ sealed

Overtime hours – it was noted that there were no overtime hours spent; the Association has some labor hours “in the bank”.

Obnoxious Owners/ Renters – An incident was reported where adult children of an owner were disruptive of other owners and occupants with late night partying and excessive noise. Owners are reminded that they are responsible for their guests/ family members and that the sheriff will be called to handle disturbances.

Laundry machines – it was reported that two of the washing machines were leaking. SRG was instructed to have 2 new washing machines installed. SRG was also instructed to get a bid to replace the dryers with gas vs electric and to see if there are any economies of replacing the smaller dryers at the same time.

Laundry machine floor – SRG was instructed to get a bid to replace the laundry room floor and to move the trap door to the crawl space to the back closet and to seal up the front trap door. The crawl space will be sprayed down with bleach.

Snowdance sign – SRG was instructed to clean the cobwebs off of the stucco surrounding the Snowdance sign.

Metal art work in hot tub area – SRG was instructed to have the metal art work placed in the hot tub area bolted down.

Mats in the hot tub area – SRG was instructed to clean and bleach the mats in the hot tub area; this should be done 1 time per year.

Light timer lock – SRG was instructed to place a lock on the light timer box in the hot tub area next to the electric panel

Exterior building light timer – SRG will check all of the exterior light timers to ensure they are set to come on at the proper time; directions to set the timers are in the timer boxes.

Unit smoke detector batteries – SRG was instructed to replace the batteries in all of the unit smoke detectors.

Sprinkler lines rebury – SRG will rebury sprinkler lines as needed.

Office phone – SRG was instructed to have the office phone disconnected

Fireplace inspections – SRG will set up the cleaning and inspecting of the unit wood fireplaces. Gas inspections are done voluntarily.

Bollard – SRG was instructed to meet with the fire dept to see if they are ok with installing a bollard.

Irrigation blow out – this will occur within next 2 weeks.

Book exchange – Vicky Schafer will set up a book exchange in the clubhouse.

Gas billing – a column will be added to the quarterly statement to reflect the months covered by the gas billing.

X. Adjournment

The meeting adjourned at 8:28 pm