

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
KEYSTONE INN, 9:00
September 11, 2010**

I. CALL TO ORDER/INTRODUCTION/PROOF OF NOTICE

Peter Hannishin called the Snowdance Condominium Association Annual Homeowner Meeting to order at 9:05 a.m. in the Keystone Inn Summit 2 Meeting Room.

Board Members Present Were:

Greg Moore, B-302	Peter Hannishin, A-102
Vicki Schafer, C-304	

Homeowners Present Were:

Marcia Hannishin, A-102	Christine Landrum, A-201
Marie Osborne, A-203	Catherine & Tom Probst, A-204
Marilyn & Bill Brown, A-301	Ron Mahaffe & Cynthia Fahey, B-201
John Baker, B-203	Richard & Judy Rothman, B-204
Sharon Moore, B-302	Beth Holtby, B-303
Patty Blank, C-102	Ken Rodger, C-103
Ken Reber, C-105	Herb Helm, C-201
Les Schafer, C-304	Roberta & Jim Harper, C-305

Homeowners Represented by Proxy Include:

Pierre Van Pottlesberg, A -104	Mike Quinn, C-306
Ralph Goldsmith, A -302	Gayle Rodgers, B-102
Brian Gamet, B-103	Joseph Smith, B-104
Susan Wright, B-301	Michael Wiesbrook, B-304
Brent Roberts, C-202	Brian Hajek, C-204
Kristine Karnes, C-205	Mark Timm, C-303

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

With 16 units represented in person and 12 proxies received a quorum was reached.

Introductions of all attendees were made.

Notice of the meeting was sent August 2010 in accordance with the Bylaws of the Association.

II. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Marilyn Brown to approve the minutes of the September 12, 2009 Homeowner Meeting as presented. The motion was seconded by John Baker and carried.

III. FINANCIAL REPORT

Kevin Lovett gave the following financial report:

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 transferred to the reserve account.

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

Peter Hannishin noted that the dues were increased two years ago to buildup the reserve account; the intent is that when funding for the roof and other projects is complete that the Board will review the capital plan and consider reducing unit dues.

SRG and the Board are working on the construction of the reserve plan and will post to the website for review.

Marilyn Brown made a motion to accept the financials. Ron Mahaffe seconded it and the motion carried.

IV. FACILITIES REPORT

Kevin Lovett presented the facilities report to include reporting "complete" on the following projects:

Seal heater tape box at the north end of C building
Pigeon abatement
Door Sweep installs
Caulk base of deck post, back side A104
Irrigation box filled with water, mtn side of B bldg
Leaky valve mtn side of B bldg
Grind stump in lawn of C bldg and seed/ sod
Heat tape East end of C bldg. check to see if resistance controlled by temperature, if so fix. If not, install thermostat
C301 cable run on exterior of bldg; owner needs to clean up or remove
Vent cover plate on C bldg, exterior of spa room needs replaced
Spa area mechanical room floor
Waste basket install; 3 new "heavy" waste baskets are to be purchased and installed at A, B and picnic area
Clubhouse lights - put lights on keyed switch to keep on at all times.
Peter H. may have switch
Clubhouse electric panel clasp is broken. Replace clasp or entire panel face
Clean out clubhouse closets
Remove printer from clubhouse
Paint new board on dumpster enclosure
Dumpster area electric repair. Fix short and install 6 x 6 to protect

Post sign at big dryer DO NOT USE on HIGH
Inspect all exterior posts for rotting
New spider gasket installed in sand filter, top end
leak repaired under hot tub
Water main leak repair under C bldg
Painted bldg steps
Add key switch to lights outside of spa rooms 2 keep lites on al night
Laundry room painting
hot tub floor replace, hot tub mechanical work
Metal bear proof fencing installed at dumpster area
Install latch on dumpster enclosure doors
HW heater letter, revised along with policy
In unit security check list created
Silicone bottom post of A-104
LED lighting installed at dumpster area

The Board and Owners thanked site managers Kevin and Wendy Curry for their good work over the past year. Peter Hannishin pointed out that the hot tub mechanical room floor replacement and hot tub area improvements such as switching to a bromine system and achieving compliance with the VGBA drain legislature were key improvements structurally, legally and economically.

V. PUD REPORT

Vicki Schafer submitted the PUD Report as follows:

Actions this past year:

Mirror installed at top of driveway

Asphalt patched in common driveways and parking areas

Concrete repairs made for drainage.

Snow Removal update:

Service company changed last year. Cost was reduced.

The snow plow contractor will come back to property for afternoon plow; Owners and guests are encouraged to move their vehicles to allow for additional cleanup.

Trash Services:

Problems with over filling of trash containers continues. Options vary and still in discussion.

Bear problems. Site manager Kevin working to make sure containers are closed at night and using other methods to deter all critters. Please close lids and please

be cautious as you walk through the complex. The Dept Of Wildlife has been on site and is aware of the bears in the Keystone corridor.

VI. OLD BUSINESS

A. Outdoor light fixtures

The Board is investigating the replacement of the outdoor light fixtures.

B. Insurance

Each year an evaluation of the Snowdance Insurance value coverage is completed. The Association policy is held by Farmers Insurance; please call agent Bob Strong at 970-879-1330 should you have any Association or unit coverage needs or questions. Owners are encouraged to have an HO6 policy to cover their contents; owners should review their coverages with their insurance carrier annually. In addition to building coverage, a flood insurance policy is in place.

C. Internet

Currently, a “cobbled” system is in place to provide a wireless internet signal throughout the complex. Comcast no longer offers or supports systems such as the one in place. Snowdance is under contract with Comcast to continue to provide the existing internet signal for 2 more years. The Board plans to keep the existing system and to monitor the market for new technology.

V. NEW BUSINESS

A. PID Tax – Vickie Schafer reported on the Public Improvement District (PID)

proposed in Keystone. The Association has not taken a position on this and encourages owners to go to the county website for information. The issue will be placed on the November 2nd ballot; Registered Colorado voters can vote via mail in ballot.

B. Stairs – Peter Hannishin reported that the Board is looking into adding metal, recessed stair treads on the exterior stairs.

C. Bridge Painting – the approaches to the bridge are in need of painting. Paint with silica sand in it helps with traction. The Keystone Inn is responsible for snow maintenance of the bridge.

D. Screen Door latches – Gregory Door and Window will be contacted to get spare screen door latches on hand.

E. Dewatering pumps – A and C building dewatering pumps will be serviced this coming week.

F. A building sidewalk concrete – the concrete sidewalks of the A building will be inspected for possible repairs.

G. Touch up painting – touch up painting projects will include the underside of the roof diverters and unit front doors and door trim.

H. Obnoxious Owners and Renters – it was reported that there was a recent issue with adult children of an owner to include late night partying and noise. Owners are reminded that they are responsible for their guests and family members. The sheriff will be contacted and owners will be fined for disturbances stemming from their unit.

I. Obnoxious weeds – The County requires that noxious weeds be removed. Owners may call the county to report neighboring properties with noxious weeds.

J. Owner Info / Contact Sheet – Owners are asked to update their owner information. An information sheet will be mailed to each owner to update. Units with multiple owners are asked to please designate a primary contact.

K. Roof inspection – Next year the roof will be inspected.

VIII. ELECTION OF BOARD OF DIRECTORS

There are five positions on the Board. Two directors could not attend. There are three Directors up for reelection this year. The terms are two years. New Board members are encouraged. All three directors (Greg Moore, Peter Hannishin and Mike Wiesbrook) have agreed to renew their terms. Mr. Rothman moved to re-nominate Greg Moore, Peter Hannishin and Mike Wiesbrook; Marilyn Brown seconds and the motion passes. Ms. Probst thanked the Board for their hard work; she also thanked the spouses of the Board members.

IX. ADJOURNMENT

John Baker made a motion to adjourn the meeting at 10:30 a.m. The motion carried.

Approved By: _____

Board Member Approval

Date: _____