

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
KEYSTONE INN, 9:00
September 10, 2011**

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
Vicki Schafer, C-304
Mike Wiesbrook, B-304

Peter Hannishin, A-102
Brian Hajek, C-304

Homeowners Present Were:

Marcia Hannishin, A-102
Christine Landrum, A-201
Bill Brown, A-301
Judy Rothman, B-204
Beth Holtby, B-303
Edie Hajek, C-304
James Harper, C-305

Pierre Van Pottesberghe, A-104
Marie Osborne, A-203
Ron Mahaffe & Cynthia Fahey, B-201
Sharon Moore, B-302
Patty Blank, C-102
Les Schafer, C-304
Mike and Jo Quinn, C-306

Ten Homeowners were represented by proxy.

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

With 15 units represented in person and 10 proxies received a quorum was reached.

Introductions of all attendees were made.

Notice of the meeting was sent on August 10, 2011 in accordance with the Bylaws of the Association.

II. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Mike Quinn to approve the minutes of the September 11, 2010 Homeowner Meeting as presented. The motion was seconded by Bill Brown and carried.

III. FINANCIAL REPORT

Kevin Lovett gave the following financial report:

June 30, 2011 (2010-11 fiscal year end) close financials report \$47,778.81 in Operating and \$111,337.68 in Reserves.

June 30, 2011 close financials report that we closed the year \$14,762.58 under budget in operating expenses.

The 2011-12 operating budget is attached; there was no change to dues. \$55,800 is contributed to the reserve fund annually. No dues increase is proposed.

Peter Hannishin explained the need for a large reserves. He explained the upcoming need for roofs, as well as other unforeseen expenses. The Board will continue to monitor the reserve account to determine if any decreases or increases to funding are necessary. This year, \$25,000 will be transferred from operating to reserves.

IV. FACILITIES REPORT

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

- Outdoor Light Fixtures-another round of unit fixtures planned.
- Stair Treads
- Concrete Replacement A bldg
- Touch up painting , unit front doors, under eaves
- Roof Inspection - 2011
- Hot Water Heaters
- New Owner/ Welcome packet
- Dumpster Door reinforce
- Screen Door latches
- Dewatering pump maintenance (2011)
- Front door, C 301 window pane divider
- Stucco repairs
- Roof Diverter sealing
- Laundry machine replacement
- Laundry room floor replace
- Snowdance sign - cob web clean
- Light time lock
- Mats in hot tub area clean
- Unit smoke detector battery change
- Office phone disconnect
- Fireplace inspections
- Irrigation blow out
- book Exchange
- Lock rekey
- Spring clean up
- Landscape plans 2011
- Outdoor Light Fixtures
- Stair Treads
- Concrete Replacement A bldg
- Touch up painting , unit front doors, under eaves

- Roof Inspection - 2011
- Hot Water Heaters
- New Owner/ Welcome packet

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:

- Snowdance no longer in the PUD-A new PUD agreement will be negotiated, if possible.
- Snowdance and Snowdance Manor share trash removal-the Board is in the process of signing an agreement with Snowdance Manor
- September 24, 2011 is the next PUD meeting.

VI. OLD BUSINESS

A. Rentals

Owners are reminded that the county has started to scan VRBO for short term rentals. Owners are encouraged to call county for requirements.

B. Picnic Area Fire Pits

Recent use of a fire pit on site has destroyed sections of grass. Open fires, fire pits and charcoal grills are prohibited from the premises.

C. Water Heater Replacement

Reminder that 5 units need water heater replacement before the end of 2011.

D. Computer

Old computer in clubhouse is no longer working. SRG may have one to donate.

V. NEW BUSINESS

A. Light Replacement

Thank you to Vickie Schafer for coordinating the replacement of exterior light fixtures. More light fixtures are planned to be replaced outside units.

B. Outstanding Dues

Appropriate action is being taken with owners that are behind in dues.

C. Maintenance Items

1. Electric plug-No GFI outside mechanical room. Will convert to GFI.
2. No drain placed on mechanical room floor when floors were fixed.
3. Outside deck of unit A-301 has twisting posts causing concrete damage. Board will look at it.
4. Laundry Room-plastic waste basket is melting from heater. Metal trashcan will be placed in laundry room. Will also look into placing guard on heater.
5. Sprinkler head at the end of building A is broken. It will be repaired when system is blown out this fall.

VIII. ELECTION OF BOARD OF DIRECTORS

There are two open board positions up for renewal. Brian Hajek is not interested in continuing. Vickie Schafer is willing to continue. Marie Osborne and John Baker expressed interest in joining the board. Peter Hannishin made a motion to elect Vickie and Marie for the open positions. Pierre Van Potteisberghe seconded and the motion carried. The board was thanked the Board for their hard work; Brian Hajek was also thanked for his service on the board.

IX. ADJOURNMENT

With no further business, at 9:50 am, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____ Date: _____
Board Member Approval