

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
KEYSTONE INN, 9:00
September 8, 2012**

I. CALL TO ORDER/INTRODUCTION/PROOF OF NOTICE

Peter Hannishin called the Snowdance Condominium Association Annual Homeowner Meeting to order at 9:08 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	Marie Osborne, A-203
Mike Wiesbrook, B-304	

Homeowners Present Were:

Marcia Hannishin, A-102	Melissa Trimpey, A103
Pierre Van Pottesberghe, A-104	Christine Landrum, A-201
Catherine and Tom Propst, A-204	Ralph Goldsmith, A-302
Gayle Rodgers, B-102	Ron Mahaffe and Cynthia Kelly, B-201
Carolyn Duffy, B-202	Judy Rothman, B-204
Charlie Kinponsky, B-301	Sharon Moore, B-302
Beth Holtby, B-303	Michael Wiesbrook, B-304
Patty Blank, C-102	Herb and Renate Helm, C-201
William Potter, C-302	Roberta and James Harper, C-305
Les Schafer, C-304	
Mike and Jo Quinn, C-306	

Ten Homeowners were represented by proxy.

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

With 21 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 8, 2012 in accordance with the Bylaws of the Association.

II. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Ralph Goldsmith to approve the minutes of the September 10, 2011 Homeowner Meeting as presented. The motion was seconded by Carolyn Duffy and carried.

III. FINANCIAL REPORT

Kevin Lovett gave the following financial report:

June 30, 2012 (2011-12 fiscal year-end) close financials report \$26,435.25 in Operating and \$180,359.44 in Reserves.

June 30, 2012 close financials report that we closed the year \$14,951.02 under budget in operating expenses.

The 2012-13 operating budget was presented; there was no change to dues. \$55,800 is contributed to the reserve fund annually. No dues increase is proposed.

Peter Hannishin explained that the two major areas of savings is the lack of snow this season, and the trash agreement being only between Snowdance and Snowdance Manor. Any excess money in operating at fiscal year-end will be transferred into reserves.

Cynthia Kelly made a motion to accept financial report as presented. Pierre Van Potteisberghe seconded and with all in favor, the motion carried.

IV. FACILITIES REPORT

Kevin Lovett thanked the Curry's for their work at the complex. He also thanked the board of directors for their volunteer service. Kevin also presented the facilities report to include reporting "complete" on the following projects:

- Painting of the white backs of the unit number boards outside of each unit
- Painting of the outside of the unit door frames
- Painting of the outside of the unit front doors
- Sealed the cracks in the concrete walks
- C building 2nd and 3rd floor concrete work
- Painting of the high fascia boards
- Weed and Feed lawn behind A and B buildings
- Repaired sprinkler head in the back of the A building
- Removed back deck storage locker in back of A 304
- C building-tightened railing by C304
- C303-ACH option and foreclosure
- Hot water policy approved and sent to owners
- Changed house rules regarding fire pits and charcoal grills
- Move modem from C104 to C204
- Light fixture install in front of units complete
- Changed lower light bulb center of C building
- GFI in hot tub areas
- New trash can placed in laundry room
- Fixed heat tape on C building
- Changed smoke detector batteries

- Ordered fireplace tape
- Snowdance Manor trash agreement in place
- PUD agreement in progress
- New signs posted regarding fires, fire pits and charcoal grills
- Painted bridge
- Stucco repairs will be completed this fall
- Internet install up and running. Both CobiaNet and Comcast currently in place. SRG will check security of new Internet service. Comcast will be discontinued after it is determined that the new system works properly
- Window replacement to be completed this fall
- Removed spa computer
- Unplugged B building north side heat tape
- Cleaned out shed
- Ground tree stump
- Got new lawn mower
- Fixed loose deck railing lag bolts
- Painted footers in back of building C
- Completed roof inspections
- Building C back decks-stucco will be patched in fall

V. PUD REPORT

Vicki Schafer submitted the PUD Report as follows:

- No PUD agreement currently in place
- Snowdance and Snowdance Manor share trash removal
- Snowdance board is working to get restriction on parking to ensure parking spots for Snowdance owners and guests on busy weekend evenings in the winter
- Owner asked if board would look into posting more official “no parking” signs. Possibly place them higher up and add tow company information.
- Board will pass recommendation to Russ Young
- Bridge easement is currently in developer’s name. BOD working to get it out of Developer’s name and into PUD's name

VI. OLD BUSINESS

None

V. NEW BUSINESS

A. Windows

All Unit windows that have not already been replaced will be replaced this fall.

- Install is scheduled to begin October 1, 2012

- Exterior trim on the 1st and 2nd floors will match rough sewn cedar like on building A; 3rd floor existing hardiplank exterior window trim will be removed and replaced.
- Interior trim will be clear prefinished pine to match what was installed in units around sliding glass deck doors. If an owner does not want this trim on the inside, they will contact SRG to inform them not to place that type of trim.
- If specific timing issues arrive with owners let SRG know and installation will be scheduled to accommodate as best as possible.
- Blinds are property of unit owners; however, the association will replace in unit window blinds with white metal blinds. If an owner would rather not have the white blinds, they will be credited the price of the white blinds and may install the ones of their choice. They must turn in receipts for blinds they choose. The preference of the board is to have a uniform look on the exterior. At time of meeting, 12 owners wanted white and 6 wanted beige. Board will make final color decision.
- Drape removal and install will be the responsibility of the individual unit owner.

B. January 1, 2013 Law

All emails must be made available to owners. SRG is working to set up an email process separate from personal emails for this.

C. Parking Passes

New Parking passes were handed out to owners that were present. Owners that were not present will be mailed new parking passes.

D. Gas meters will be read in November and those homeowners with gas will be billed in December.

VIII. ELECTION OF BOARD OF DIRECTORS

Peter Hannishin was thanked for his years of service on the board. There are three open board positions up for renewal. Peter Hannishin is not interested in continuing. Greg Moore and Mike Wiesbrook are willing to continue. Christine Landrum volunteered to serve on the board. Ralph Goldsmith made a motion to elect the above three board members by acclamation. Pierre Van Pottesberghe seconded and the motion carried. The board was thanked the Board for their hard work.

IX. ADJOURNMENT

With no further business, at 10:20 am, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____

Board Member Approval

Date: _____