

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
KEYSTONE INN, 9:00
September 7, 2013**

I. CALL TO ORDER/INTRODUCTION/PROOF OF NOTICE

Greg Moore 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	Chris Landrum, A-201
Vicky Schafer, C-304	Marie Osborne, A-203

Homeowners Present Were:

Peter & Marcia Hannishin, A-102	Melissa Trimpey, A103
Pierre Van Pottesberghe, A-104	Marilyn Brown, A301
Ralph Goldsmith, A-302	Ronald Molinas, A304
Don & Charlotte Steffens, B203	Judy Rothman, B-204
Charlie Kinponsky, B-301	Sharon Moore, B-302
Herb and Renate Helm, C-201	Brian & Edith Hajek, C204
Doug Hayne, C301	William & Gail Potter, C-302
Les Schafer, C-304	Roberta and James Harper, C-305
Mike & Jo Quinn, C-306	

Eleven Homeowners were represented by proxy.

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

With 19 units represented in person and 11 proxies received a quorum was reached.

Introductions of all attendees were made.

Notice of the meeting was sent on August 7, 2013 in accordance with the Bylaws of the Association.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Ralph Goldsmith made a motion to approve the minutes of the September 8, 2012 Homeowner Meeting as presented. Marilyn Brown seconded and the motion carried.

III. FINANCIAL REPORT

Peter Schutz gave the following financial report:

June 30, 2013 (2012-13 fiscal year-end) close financials report \$43,886.36 in Operating and \$94,658.95 in Reserves.

June 30, 2013 close financials report that Snowdance closed the fiscal year \$8,196.43 under budget in operating expenses.

The 2013-14 operating budget was presented; there was no change to dues. \$57,600 is contributed to the reserve fund annually. No dues increase is proposed. The owners reviewed the projected reserve budget. Peter explained that the reserve plan is a tool that the board uses to estimate expenses. Peter Hannishin commented that this projected reserve budget is important, since there are some associations that do a special assessment when items need to be done, and that Snowdance is proactive by having this study available to anticipate expenses and be prepared financially. There was an incorrect billing adjustment for cable that was made and it will be fixed for the next quarter's billing.

Any excess money in operating at fiscal year-end will be transferred into reserves.

All financials are posted on the website.

Peter Hannishin made a motion to accept the financial report as presented. Marilyn Brown seconded and with all in favor, the motion carried.

IV. FACILITIES REPORT

Greg Moore also presented the facilities report to include reporting "complete" on the following projects:

- Internet – Comcast was cancelled
- Stucco has been repaired
- Stairwell bottom border has been repaired
- Heat tape on C building secure
- C building stairwell decorative wood has been replaced
- Hot Tub – replaced tow jet nozzles and put covers on the jets
- Shed – stained front doors, painted back side of building and repaired doors
- Caulked cracks in the B and C building concrete
- Window install
- Hard drive to Ralph to obtain files
- Concrete clean up on C201
- Hand railing install at bridge
- C building back deck concrete and repairs to C306
- Easement over bridge put in PUD name is pending
- Laundry room door closure
- Clubhouse bathroom – women's counter top replacement and baseboard heater/thermostat replaced.
- Replaced baseboard heater in laundry room
- Remodeled clubhouse
- Caulked gaps around new 3rd floor windows
- Dumpster enclosure interior painting

- C building gate latch stucco repairs
- New Parking signs installed and parking issues are improving
- Trim tree branches by the C building
- New hot tub signage
- Grass patch behind dumpster building
- Paint the internet repeaters behind B building
- Installed pigeon spikes on the B building
- Applied load of gravel at the A building
- Built wood post bases around the pole bases of the C building
- Built up soil at bases around the B and C stucco stairwells and spread grass seed is pending
- Ordering 10 more stair treads is pending
- Installed metal on walls of dumpster building
- Painting of B building internet conduit and the painting of fascia board on back side of A building
- Build L wall to protect electrical panel box on the side of the A building
- Placed additional floor mat around hot tub
- Tree replacement is pending

Owner comments

- SRG will obtain bids to build a shed to cover the pumps at the end of building C.
- A mat will be placed in the men and women's bathroom to prevent slipping.
- Soft soap will be added to the showers
- The exercise bicycle will be removed from the clubhouse. An owner asked if more cardiovascular equipment could be added. The Board will look into placing a bicycle and treadmill in the clubhouse.
- An Owner asked about annual replacement of smoke alarm batteries. SRG will look into installing 10-year batteries.
- An Owner asked if trees were checked for scale. Greg stated that they are sprayed twice annually. The owner stated that the landscaping looks great.
- An Owner commented that there are noxious weeds on neighboring properties. He commented that spray backpacks are available from the county at no charge.
- Security cameras in clubhouse – the board decided not to install security cameras due to the required manpower it would take to review the footage. An attorney was hired and the association was advised not to install one. The Board will get a second opinion. Peter Schutz suggested the board consider placing a locking system to track usage. The Board will look into this option.
- An Owner suggested that the hot tub is closed too often due to guest abuse. The governing documents are clear that the hot tub is for owners, guests and renters and Wendy and Kevin work hard to minimize the time the hot tub is down.
- An Owner thanked the board for the work that has been done in the past year.
- Greg Moore thanked Summit Resort Group for their service.

- An Owner asked if new chairs could be placed at the end of building B. The current furniture in place is donated. The Board will look into adding chairs.
- An Owner asked if owners could be allotted a certain amount of tokens for the laundry facilities. The Board will look into it.
- An Owner asked if Snowdance planned to get recycling. Greg said that owners could walk across the bridge to recycle. There is also recycling at the Keystone Inn building that Snowdance owners can utilize.
- Mulch added to A, B and C buildings.

V. PUD REPORT

Vicki Schafer submitted the PUD Report as follows:

- No PUD agreement currently in place
- Snowdance and Snowdance Manor share trash and snow removal expenses
- When issues have come up, everyone has been very helpful and there have been no problems not having the PUD agreement
- The board is still pursuing a PUD agreement for larger items (ie. Bridge replacement). Peter Hannishin suggested talking to the county about accepting the bridge for the county to maintain.

VI. OLD BUSINESS

- A. Book Exchange – Owners are asked to bring books that they have read and put them in the book exchange area.
- B. Owners were reminded that Quiet hours are 10:00 pm to 8:00 am daily.
- C. Reminder that September 30 is the date to purchase hot water heater if your unit is required this year.
- D. Parking Passes – if owners need new static cling, they are asked to let Greg Moore know.
- E. The next gas billing will be sent in December.
- F. Wood fireplace cleaning and inspections will be done this fall. Gas fireplaces will be done upon request.
- G. Board will look into placing a sign in front of the A building to say diagonal parking only. It was suggested painting hash marks on the sidewalk so people will not park in front of it.
- H. An Owner suggested emailing notice of annual meeting as well as US Mail. Owners are asked to provide updated email address and from this point on, the notice will be sent email and US Mail.

V. NEW BUSINESS

- A. Comcast – Deb Borel explained the process of the Comcast Digital Conversion. Owners will be informed when a date has been set for the installation of the conversion boxes.

VIII. ELECTION OF BOARD OF DIRECTORS

Two board positions were up for renewal. Vicki Schafer and Marie Osborne are willing to continue. Brian Hajek made a motion to elect the above two board members by

acclamation. Marsha Hannishin seconded and the motion carried. The board was thanked their hard work. Past board members were recognized for their service.

IX. ADJOURNMENT

With no further business, at 10:01 am, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____ Date: _____
Board Member Approval