

**SNOWDANCE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
KEYSTONE FIRE DEPARTMENT, 9:00  
September 6, 2014**

**I. CALL TO ORDER/INTRODUCTIONS/PROOF OF NOTICE**

Greg Moore called the Snowdance Condominium Association Annual Homeowner Meeting to order at 9:02 a.m. in the Keystone Fire Department Conference 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	James Landrum, A-201
George Osborne, A-203	Bill & Marilyn Brown, A301
Ralph & Marzetta Goldsmith, A-302	Bruce & Mary Ott, A-303
Ronald Molinas, A304	Brian & Carla Gamet, B-103
Don & Charlotte Steffens, B203	Judy Rothman, B-204
Charlie Kinponsky, B-301	Sharon Moore, B-302
Beth Holtby, B-303	Nicholas and Chandler Fendler, B-304
Patty Blank, C-102	Brian & Edith Hajek, C204
Doug Hayne, C301	William & Gail Potter, C-302
Les Schafer, C-304	Roberta and James Harper, C-305
Jo Quinn, C-306	

Fourteen Homeowners were represented by proxy.

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

With 21 units represented in person and 14 proxies received a quorum was reached.

Introductions of all attendees were made. Owners were reminded to pick up their parking passes and make any updates to their emergency contact sheet.

Notice of the meeting was sent on August 6, 2014 in accordance with the Bylaws of the Association.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Marilyn Brown made a motion to approve the minutes of the September 7, 2013 Homeowner Meeting as presented. Les Schafer seconded and the motion carried.

**III. FINANCIAL REPORT**

Peter Schutz gave the following financial report:

- Snowdance fiscal year runs July through June.
- June 30, 2014 fiscal year end close financials report \$55,357.85 in Operating and \$136,488.81 in Reserves.
- June 30, 2014 close financials report that Snowdance closed the fiscal year \$8,061.85 under budget in operating expenses.
- Peter reviewed the expense variances with the Owners.
- All Owners are current with dues. Some Owners have prepaid their dues.
- All reserve contributions are current.

The 2014-15 operating budget was presented; there was no change to dues. \$57,600 is contributed to the reserve fund annually. No dues increase is proposed.

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

Monthly financial reports are posted on the website.

Bill Brown made a motion to accept the financial report as presented. Doug Hayne seconded and with all in favor, the motion carried.

#### **IV. FACILITIES REPORT**

Greg Moore presented the facilities report to include reporting “complete” on the following projects:

- Removed the tree stump behind the C building and planted a new tree
- Ten more replacement stair treads have been received
- 2014 Unit Water Heater Replacements complete
- Extra metal is stored in dumpster area
- Caulking of cracks in concrete of A building front walks complete
- Spa furniture replacement is pending– if owners have donations for this area, they will be considered. No sofa sleepers will be accepted.
- Completed 95% of Comcast digital upgrade. Owners are responsible for signal to any additional outlets. The names of two electricians were given to the owners. Greg from Cain Electric, 970-406-0342 and Steve from Alpenglw Electric, 970-470-2741.
- Purchased new flowers for the flower boxes – thanks to Sharon for putting them together
- Fireplace inspection – wood fireplaces are inspected annually. Gas fireplaces are inspected upon request. Cost is approximately \$50.
- Electrical pumps near the C building were covered with a nice shed structure
- Non slip shower mats placed in men’s and women’s bathrooms
- “Soft soap” soap dispensers were placed in showers
- Exercise bike in spa area was removed
- Cardio vascular equipment will not be installed due to potential liability
- 5 year batteries were installed in smoke detectors – Owners are asked to let Kevin Curry know if they are not working.
- New chairs for the lawn area at the end of the B building were purchased – Bill

and Gail were thanked for their help with this. Ron Lindeman was thanked for his help with staining the chairs.

- Front of A building parallel parking will be changed to diagonal parking and will be striped after asphalt work is complete. Signage will be placed in front of A building stating “Diagonal Parking Only”
- Small stucco patch on B building
- A building back deck concrete replacement is nearly complete; contractor working through punch list items
- Stairs to ground floor decks on back side of C building being leveled
- The tops of deck fascia boards on the A building have been painted.
- Painting of bridge and landing complete
- A building evergreens have been pruned
- Insurance – Building value increased to \$200 per square foot
- Crawl space sump pumps have been inspected
- No Smoking sign in hot tub area installed
- No smoking in common areas rule adopted
- Security cameras – spoke with attorney who advised to monitor and not install cameras
- Two metal pipes that came out of the bank behind the bridge have been cut off
- New gravel installed on other side of the bridge

Pending items – the following pending items were discussed:

- Possibility of getting another set of chairs was discussed. This will be discussed again in the spring
- Ants in spa areas will be sprayed
- Exterior building painting is a future project

Owner comments

- Patty Blank requested a tree be planted between her unit and 103 – this will be discussed following the Annual meeting at the Board meeting.

## **V. PUD REPORT**

Vicki Schafer submitted the PUD Report as follows:

- No PUD agreement currently in place
- The cost for snow removal, asphalt repairs and maintenance and trash removal is split between Snowdance and Snowdance Manor.
- The Snowdance Manor Board will meet next week and will review percentages with commercial building and the Goat.
- The trash agreement will be kept separate and not have it divided between the Goat and commercial building. The cost is shared between Snowdance and Snowdance Manor.

- Owners are asked to get the license plate number if they see someone dumping garbage in Snowdance dumpster. They should call SRG with the license plate number.
- There are four recycling bins at the Inn and on the other side of bridge. There is a glass only recycle bin on the other side of the bridge next to the medical center. Glass may no longer be co-mingled.
- Bear is no longer coming to Snowdance because the dumpster is locked every night.
- Peter Hannishin stated that cardboard could be dumped free at the landfill on Monday, Wednesday and Friday.

## **VI. OLD BUSINESS**

The following old business items were discussed.

- A. The spruce trees have been sprayed to mitigate Scale. There is concern for a spruce tree outside of B 101; SRG will have the tree contractor check it.
- B. An aspen tree behind A building is suspected to have mites and will be sprayed next spring.
- C. At last year's annual meeting, an owner asked if tokens could be distributed to owners for the laundry machines. The Board discussed this and decided against it.
- D. Book exchange in spa area is working well! Thanks to Vicky for her work with this.
- E. Quiet hours are 10:00 pm to 8:00 am.
- F. Gas grills only allowed on decks.
- G. Fireplace inspections will be coming up soon.
- H. Annual meeting notice was emailed and mailed.

## **V. NEW BUSINESS**

The following new business items were discussed.

- A. Reserve Study – the reserve study spreadsheet was reviewed.
- B. Hot Tub – The hot tub shell is beginning to delaminate and will be replaced in October. Owners will be notified when the work will be done. Owner asked that the jets be as strong as the ones that are in the current hot tub. New tub will sit on concrete instead of cinder blocks. Peter Hannishin stated that the current amperage in the electrical box could not support the larger pump. This will be considered when the new hot tub is installed. There will be no special assessment for the hot tub replacement.
- C. Sauna – The sauna temperature controller is above the heat source, so it does not get very hot. It was suggested that it be rewired and moved away from the heat source. When the hot tub is installed, the electrician will be asked to move the sauna thermostat to a different location, so it will work more effectively. A wooden handle has been placed on the inside of the sauna door.
- D. Bridge – Ownership and maintenance responsibility of the bridge is being reviewed. In 1990 the current bridge was placed. The Inn agreed verbally to shovel the bridge in 1990. Their willingness to continue future shoveling of the bridge is suspect. An attorney has been hired to determine liability and

maintenance responsibility of the bridge. The Board will continue to pursue and keep Owner updated.

- E. Internet provider – the internet provider at Snowdance is Sundial Communications (Sundial Communications purchased Cobianet). The internet Password is “snakeriver”.
- F. Owner contact information – Owners were reminded to provide SRG with current contact information to include email addresses. SRG will update their records with the owner information provided by owners at today’s meeting and info provided during the post meeting mailer.
- G. Complex condition - It was noted that the complex is in great condition. Thanks to the Board, Peter Schutz and Kevin and Wendy Curry.
- H. Smoking - Smoking is not permitted in common areas. Each management company has rules regarding smoking inside the unit. If there is an issue with smoking on the balconies, call SRG and they will contact the owners.
- I. Christmas lights - Patty Blank would like Christmas lights on the trees. Lights will be placed on the two trees that are by the entrance sign.
- J. Unit for sale – unit B303 is for sale by owner. Price is \$285,000.

**VIII. ELECTION OF BOARD OF DIRECTORS**

Three Board positions were up for renewal. Greg Moore, Mike Wiesbrook and Chris Landrum. Greg and Chris are willing to continue. Mike has sold his unit and may no longer serve on the Board. Ron Molinas and Bill Potter expressed their willingness to serve. Ballots were distributed and tallied. Greg, Chris and Ron were elected. The Board members were thanked their hard work. Past Board members were recognized for their service.

**IX. ADJOURNMENT**

With no further business, at 10:21 am, the meeting was adjourned with a motion, a second and an all in favor.

Approved By: \_\_\_\_\_  
Board Member Approval

Date: \_\_\_\_\_