

**SNOWDANCE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
KEYSTONE FIRE DEPARTMENT, 9:00 AM  
September 12, 2015**

**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, B302    | Ron Molinas, A304 |
| Vicky Schafer, C304 |                   |

Homeowners Present Were:

|                                |                                  |
|--------------------------------|----------------------------------|
| Alex Greengold, A102           | Peirre VanPottlsberghe, A104     |
| Tom Perun / Cat Propst, A204   | Ralph & Marzetta Goldsmith, A302 |
| Ron & Judy Lindeman, B101      | Charles & Carolyn Duffy, B202    |
| Don & Charlotte Steffens, B203 | Judy Rothman, B204               |
| Bill and Marilyn Brown, B301   | Sharon Moore, B302               |
| Brian & Edith Hajek, C204      | William & Gail Potter, C302      |
| Les Schafer, C304              | Roberta and James Harper, C305   |
| Mike Quinn, C306               |                                  |

Eight Homeowners were represented by proxy.

Representing Summit Resort Group were Peter Schutz, Deb Borel and site manager, Johnathan Dunn.

With 16 units represented in person and 8 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 12, 2015 in accordance with the Bylaws of the Association.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Mike Quinn made a motion to approve the minutes of the September 6, 2014 Homeowner Meeting as presented. Ralph Goldsmith seconded and the motion carried.

**III. FINANCIAL REPORT**

Peter Schutz gave the following financial report:

- Snowdance fiscal year runs July through June.
- June 30, 2015 fiscal year end close financials report \$38,766 in Operating and \$118,779 in Reserves.

- June 30, 2015 close financials report that Snowdance closed the fiscal year \$9,312 over 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 2015-16 operating budget was presented. No dues increase is proposed. \$57,600 is contributed to the reserve fund annually.

Monthly financial reports are posted on the website.

#### Owner Questions

- Marietta Goldsmith asked if fireplace inspections are done annually. Greg Moore reported that all wood fireplaces are inspected annually. Gas fireplace inspections are optional.
- Bill Brown asked about moisture in the C Building crawlspace – Greg reported that when the new hot tub was installed, moisture mitigation in the crawl space was pursued. Since Snowdance buildings are in the wetlands, dewatering is necessary. Two additional pumps were installed this past summer, significant clean up completed and an antimicrobial was sprayed on all wood in the crawl space. An additional pump will be added this Fall and the hot tub floor drains will be tied in and the County will inspect.
- Pumps under building A failed and replacement was necessary. Damage from the standing water was repaired. Damaged drywall was removed from the A building crawl space.

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

Greg Moore directed owners to page 12 of the meeting packet, the Year After Year Spreadsheet of Operating and Replacement Fund Balances, Assessments, Dues Increases and Projects. It was noted that there has been no special assessment since 2005 and the last dues increase was 2009.

The association owns the unit where the site manager lives. The main reason that the association maintains the unit is as collateral for a loan, if needed.

The roofs were last replaced in 1997-1998. They are inspected annually. Minor repairs are completed when needed. They are anticipated to be replaced again between 2017 – 2020. Estimated price is approximately \$160,000.

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

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

- Ordered 10 more stair treads

- Removed tree stump in back of C101
- Tree was replaced in back of C101 in the spring of 2014
- Checked with County to reimburse HOA for weed spraying
- Called county on spraying weeds in the wetlands between Cinnamon Ridge and Snowdance
- Stored extra metal in dumpster area
- Caulked concrete cracks by A building
- Comcast Digital conversion wiring is complete
- Water heaters 2013 replacement is complete
- Water heaters required to be replaced in 2014 are B101, C103, C205 and C206 – Letters have been sent to Owners
- New flowers and bases for window flower boxes
- Fireplace inspection and cleaning complete
- Covered electrical boxes at the end of building C
- Installed non-slip mats in men's and women's showers
- Installed soft soap for showers
- Removed exercise bike from clubhouse
- Placed new chairs for lawn area at the end of building B
- Discussed purchasing new exercise bike and treadmill for clubhouse
- Replaced smoke detector batteries with 5 year batteries
- Discussed security camera system for clubhouse
- Placed sign at the front of building A "diagonal parking only"
- Placed hash marks in front of building A sidewalks to prevent parking
- Repaired one small patch of stucco by building B
- Obtained bids to replace building A back ground floor patio concrete
- Walked with Greg to create repair list for building A 2<sup>nd</sup> and 3<sup>rd</sup> floor back decks
- Patched grass in front of the stairwell of building B
- Secured stake in RR tie in front of building A
- Stained tops of back deck fascia boards on A building
- Straightened stairs to C104, C103 back decks
- Stained bridge landings
- Painted over bridge graffiti
- Pruned evergreen trees at building A walkways
- Replaced one additional light fixture cover in hot tub area
- Increased insurance to \$200 per square foot
- Serviced pumps in the spring
- No Smoking sign was installed at the clubhouse
- No Smoking was added to the House Rules
- Asphalt / Seal coat complete
- Cut metal pipes along riverbank
- Spread new gravel along path on far side of the bridge
- Removed pigeon eggs outside of B302

- Painted legs on the pump housing
- Completed stucco repairs on the north end of building C
- Christmas lights hung by Consider it Done
- Determined that the county assumed liability of the bridge and the Keystone Inn shovels it.
- Installed new hot tub
- Moved location of sauna temperature control – built shelf around it.
- Installed handle on the inside of the sauna door
- Trimmed trees at the end of building C
- Ordered entrance sign
- Planted new tree by C101 and C102
- Joined Keystone Owners Association (KOA)
- Dug out end of parking lot drainage
- Purchased additional chair
- Sent unit water heater notices for 2015
- Internet equipment was upgraded
- Building A crawl space repairs are complete
- Painted steps
- Painted electrical box
- Cleaned out storage shed and added shelves
- Additional “Snowdance Residents Only” sign added to building B lawn
- Caulked the gap between sidewalk and building C to keep water out
- Placed conduit over cable wires on building B
- Caulked baseboard and tile in hot tub room
- Laundry room dryer vents were cleaned
- Ron Molinas was thanked for staining the furniture
- Johnathan Dunn was thanked for cleaning out the shed

Pending items – the following pending items were discussed:

- Spa furniture purchase is pending
- C building crawl space water – progress has been made
- Connect floor drains in the hot tub area is pending
- Back up pump controls for hot tub order is pending

## **V. PUD REPORT**

Vicki Schafer submitted the PUD Report as follows:

- There is no PUD agreement currently in place
- Snowdance has a good working relationship with the president of the Snowdance Manor and Russ Young
- Owners reviewed a letter that will be distributed to Snowdance Manor homeowners regarding the use of lawn by the river.
- A similar letter will be sent to Pizza 101 manager asking them to ask their patrons not to use Snowdance property to have their meals.

- Bridge – The County is assuming liability for the bridge. Snowdance is responsible for the maintenance of the bridge, including paint, etc. Keystone Inn shovels the bridge. Snowdance has had the bridge inspected and it is up to code. Every other year an inspection is done. The Manor splits the cost of the inspection.
- Vicky Schafer will talk to Russ Young and ask him to better patrol parking spaces in the winter time.
- Snowdance has joined the KOA (Keystone Owners Association) – a group of other townhomes and condos in Keystone. Keystone pledges to fund 50% of approved KOA projects. The balance is paid by donations. A sidewalk is being discussed from Russ Young’s building to River Run. Another earmarked project is a bridge across Raisor Road. The dues to KOA are \$225 annually. Greg Moore will notify owners of meetings, and this information will be posted on the website.

## **VI. OLD BUSINESS**

There was no Old Business discussed.

## **V. NEW BUSINESS**

The following new business items were discussed.

- A. Peter discussed the role of site manager, Johnathan Dunn, as follows:
    - a. Site manager completes 15 hours a week of common area maintenance
    - b. Johnathan is not a rental manager and does not want a habitual problem with owners looking to him as a concierge service.
    - c. If there is a problem, it will be communicated with owner, and they will be billed.
    - d. A reminder of these responsibilities will be mailed to owners and placed on the website.
- Thanks was given to Johnathan and his wife for outstanding work at the complex.
- B. Parking Passes – everyone should have new blue parking passes and a static cling.
  - C. Owners are asked to complete an owner information form
  - D. Water heater replacement is underway
  - E. Vicky Schaefer thanked Sharon and Greg Moore for work that they do on landscaping. They do a great job!
  - F. Bill Brown asked about Wi-Fi service at Snowdance. Greg Moore reported that new repeater towers have been placed. Measures are being taken to improve service. All buildings are being checked for coverage and repeaters will be placed where necessary, to improve service.
  - G. Alex Greengold commented that he does not have good Internet service. He asked if the association had investigated using Comcast. Greg Moore reported that the Board has obtained bids and that Comcast is not a financially responsible option at this time.
  - H. Smoking is not permitted in the common areas. Common Areas include the hot tub, sauna and grass areas. Smoking on balconies is permitted. If owners are being bothered by smoke, they have the option to call the policy with a nuisance complaint. Owners and tenants are encouraged not to smoke on their balconies.

- I. The hot tub cover is currently not on the hot tub, and an Owner was concerned about the heat loss. SRG is monitoring and if it becomes more of an expense, the cover will be placed.
- J. Peter clarified the insurance deductible and the rebilling of owners for the \$5,000 deductible should there be a claim.
- K. Renters with long term leases should have rental insurance.
- L. Greg Moore reminded owners to exercise the ball valves on their water heaters so they do not freeze open or closed. The Board will discuss this further at a later board meeting. If Owners are concerned about detection of water leaks, they are advised to install sensors.
- M. Johnathan preforms security checks in units monthly. The checklist will be placed on the website.
- N. Owners are reminded that if water is turned off, water heaters should be turned off as well.

**VIII. ELECTION OF BOARD OF DIRECTORS**

Two Board positions were up for renewal. Vicky Schafer and Marie Osborne. Both have indicated their willingness to serve another term. Cat Propst made a motion to elect the slate. Ralph Goldsmith seconded and the motion carried.

**IX. ADJOURNMENT**

Ralph Goldsmith made a motion to adjourn at 10:21 am. Les Schafer seconded and the motion carried.

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