

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
KEYSTONE FIRE DEPARTMENT, 9:00 AM
September 10, 2016**

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	Marie Osborne, A 203

Homeowners Present Were:

Alex Greengold, A102	Melissa Trimpey, A 103
Peirre VanPottlsberghe, A104	Tom Perun & Cat Propst, A204
Ralph & Marzetta Goldsmith, A302	Jim Strong & Mary Ott, A 303
Ron Mahaffe & Kelli Fahey, B201	Mike &Cynthia Kelly, B 201
Don & Charlotte Steffens, B203	Judy Rothman, B204
Bill and Marilyn Brown, B301	Sharon Moore, B302
Patty Blank, C 102	Sean O'Grady, C 104
Brian & Edith Hajek, C204	William & Gail Potter, C302
Les Schafer, C304	Roberta and James Harper, C305
Mike Quinn & Jo, C306	

Twelve Homeowners were represented by proxy.

Representing Summit Resort Group were Kevin Lovett and site manager Johnathan Dunn.

With 18 units represented in person and 12 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 10, 2016 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 12, 2015 Homeowner Meeting as presented. Bill Brown seconded and the motion carried.

III. FINANCIAL REPORT

Kevin Lovett gave the following financial report:

- Snowdance fiscal year runs July through June.

- June 30, 2016 fiscal year end close financials report \$42,925 in Operating and \$104,634 in Reserves.
- June 30, 2016 close financials report that Snowdance closed the fiscal year \$3,667 under budget in operating expenses.
- Kevin reviewed the expense variances with the Owners.
- All Owners are current with dues.
- All reserve contributions are current.

The 2016-17 operating budget was presented. A 5% increase to dues increase took place beginning this past July 1, 2016. The increase to dues covers increasing operating expenses as well as allowed for an increase to the amount contributed annually to the reserve fund. For 2016-17, \$63,004 will be contributed to the reserve fund.

Monthly financial reports are posted on the website.

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

Greg Moore presented 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 major reserve expense for this past fiscal year was the C building crawl space drainage work at an approximate cost of \$40,000. The project was deemed a success.

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.

IV. FACILITIES REPORT

Kevin Lovett thanked the Board for their good work this past year and thanked site manager Jonathan. He then presented the facilities report to include reporting on projects completed this past year in addition to the “routine day to day” items. Highlighted projects completed included:

- Clubhouse improvements to include the installation of a new hot tub boiler and installation of new bathroom stall doors
- C Building crawl space drainage systems installation
- A Building crawl space clean up
- “Bridge” inspections, repairs and it was noted that Summit County has assumed the bridge liability (however, the Snowdance HOA is still owns the bridge and is responsible for repairs)

Kevin reported that roof inspection repairs are pending.

V. NEIGHBORHOOD REPORT

A. Bridge Shoveling

The shoveling of the bridge was discussed. It was noted that historically, The Inn completed shoveling of the bridge per a gentleman's agreement. Under new management, The Inn stated that they were not interested in shoveling the bridge and referred to an old written agreement which stated that The Inn was to contribute "10% of the total snow removal fees for Snowdance" for the year. The Inn has been billed and payment is pending. Summit Resort Group coordinated the shoveling efforts for this past year.

VI. OLD BUSINESS

The following Old Business items were discussed:

A. Internet – Sundial Communications will be installing the new access points in each unit beginning September 12; the project is expected to be completed within 1 month. The typical installation point will be in the living room, next to the sliding glass door, on the small wall closest to the bedroom. Owners wishing to have the access point installed in an alternative location are asked to contact Summit Resort Group.

B. Recycling – Recycling services are not offered at Snowdance. Owners are encouraged to use recycling centers provided throughout the County to include the County landfill and the recycling center located in Dillon, next to the fire station.

C. Dumpster area – SRG will adjust the motion sensor at the dumpster area and Owners are reminded to please put down the bear bars on the dumpsters!

D. Security Checks – Security checks are completed in all unoccupied units 1 time per month; it was noted that units are also accessed once per quarter for gas meter readings.

VII. NEW BUSINESS

The following new business items were discussed.

A. Parking Passes – The 2016-17 season parking passes were handed out to those at the meeting. Passes will be mailed to those that were not present at the meeting. Owners are asked to be sure to fill out the "owner contact sheets" and return to SRG as soon as possible. It is important that we have current owner contact information..

B. Water heater replacements – Owners are reminded that water heaters that are "out of warranty" must be replaced by September 30th of the year in which their warranty expires. Once replaced, notify SRG of the new warranty length. If the water heater is not replaced, then the HOA will replace the water heater and bill the unit owner. It is recommended to replace your in unit water shut off valve at the same time your water heater is replaced. It was noted that since the water heater required replacement program was initiated, there have not been any water heater caused floods.

C. House rules – Owners are reminded to review the house rules with tenants and guests and to post in units. Fire pits are not permitted, nor are charcoal grills. Trash is not to be left outside of units; trash is to be taken to the dumpster. Quiet hours are to be obeyed.

Owners are responsible for their guests and Violations of the house rules result in fines to the Owner.

D. Roof inspection – An inspection of the roof is completed annually. The existing roofs are scheduled to be replaced in approximately two years.

E. Parking passes – Each unit receives 4 parking passes. Additional passes are \$50 each. Parking passes are for people staying in your unit; not for “visitors” not staying in your unit. Please do not give parking passes to friends not staying in the unit as a “place to park for skiing”. If you have guests coming into your unit, please be sure to give them parking passes. Vehicles without parking passes will be towed.

F. Insurance – Owner are reminded to have “HO6” Insurance coverage to include coverage on all contents, liability coverage and loss assessment coverage. Loss Assessment coverage can be set up to cover the deductible from the HOA policy as well as additional expenses the primary HOA insurance does not cover.

G. Thank you’s – President Greg thanked Judy Rothman for her donation of lawn furniture, thanked Ron Mahaffe for his donation of Adirondack chairs and thanked Bill Brown and Ron Lindeman for their work water proofing and repairing lawn furniture.

F. Smoking on decks – The Owners discussed smoking on decks as various complaints have been received. Presently, there is a rule in place that smoking is prohibited in common areas and unit decks are technically common areas (limited common elements). Overall, Owners were in favor of prohibiting smoking on unit decks. The Board will discuss.

G. Pets – Only Owners are permitted to have pets. Renters and guests are not permitted to have pets.

H. Storage closets on unit decks – An Owner requested allowing storage closets to be constructed on decks; the Board will review.

I. SRG phone number on spa doors – SRG will check the phone numbers on the spa doors to ensure they are accurate.

J. Water shut off notice – SRG will ensure proper notice is given in the event the water is to be shut off to a building for repairs.

VIII. ELECTION OF BOARD OF DIRECTORS

Three Board positions were up for renewal. Greg Moore, Ron Molinas and Chris Landrum. All have indicated their willingness to serve another term. A motion was made to re-elect the slate; the motion was seconded and the motion carried.

IX. ADJOURNMENT

A motion was made to adjourn at 10:30 am; the motion was seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Approval