

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
THE KEYSTONE CENTER, 9:00 AM
September 16, 2017**

I. CALL TO ORDER/INTRODUCTIONS/PROOF OF NOTICE

Greg Moore called the Snowdance Condominium Association Annual Homeowner Meeting to order at 9:08 a.m. in the Keystone Center meeting room.

Board Members Present Were:

Greg Moore, B302
Vicky Schafer, C304
Chris Landrum, A201

Ron Molinas, A304
Marie Osborne, A203

Homeowners Present Were:

A103- Charles Trimpey
A202 – Laura Brookshire
B102 – Gayle Rodgers
B201 – Mike and Cindi Kelly
B203 – Charlotte Steffans
B301 – Bill Brown
C103 – Ken Rodger

C102 – Patty Blank
C104 – Sean O’Grady
C201 – Denise and Bruce Hargan
C204 – Brian and Edith Hajek
C301– Doug Hayne
C305 – James and Roberta Harper
C306 – Jo and Mike Quinn

Eleven Homeowners were represented by proxy.

Representing Summit Resort Group were Katie Kuhn, Peter Schutz, and site managers Peter and Maria Simms.

With 17 units represented in person and 11 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 16, 2017 in accordance with the Bylaws of the Association.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Brian Hajek made a motion to approve the minutes of the September 10, 2016 Homeowner Meeting as presented. Bill Brown seconded and the motion carried.

III. FINANCIAL REPORT

Katie Kuhn gave the following financial report:

Snowdance fiscal year runs July through June.

July close financials were briefly reviewed, with \$57,531 in the operating account and \$163,534 in reserves. July closed \$1,063 unfavorable to budget.

Year end financials (June 30, 2017) report \$35,763 in Operating and \$158,265 in Reserves.

June 30, 2017 close financials report that Snowdance closed the year \$10,267 favorable to budget mainly due to the timing of the flood insurance payment.

Major areas of variance for the year end are:

- Insurance \$7,523 under
- Repairs and Maintenance \$2,874 under
- Snow Removal and Supplies \$3,621 over due to heavy equipment snow removal
- Parking Lot Maintenance \$1,097 over
- Clubhouse Expenses \$1,953 under
- Landscaping Expenses \$1,913 under
- Contract Hours \$2,200 under

Monthly financial reports are posted on the website.

The 2017-18 Board approved budget and changes were reviewed as follows:

CPA/legal - Decreased \$540 per actuals
Insurance - Increased \$1,899 per actuals, 3.5% Increase effective April
Management Fees - No Change
Miscellaneous - Decreased \$359 per actuals
Postage / Office - No Change
Meeting - No Change
Repairs - Decreased \$1,200 per actuals
Water/Sewer - Decreased \$828 per actuals
Snow removal - No Change
Telephone - No Change
Cable TV - No Change
Trash removal - No Change
Utilities - Increased \$3,120 per actuals
Manager's unit - No Change
Clubhouse (Spa) - Decreased \$1,200 per actuals
Internet - Increased \$684, 5% Increase effective January
Laundry room - No Change
Landscaping - Decreased \$576 based on proposal and actuals
Year End bonus - No Change
Contract Hours - Decreased \$1000 per actuals
Board Expenses - No Change

The Board informed the owners that an insurance claim due to a slip and fall outside of A building had been filed. The claim has been settled for the medical expenses incurred by the claimant, which Farmers Insurance said was a very favorable outcome.

Bill Brown made a motion to accept the financial report and budget as presented. Laura Brookshire 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 2015. Greg also noted that the HOA is planning for roof replacement in the next couple of years. Roofs are inspected and repaired annually as needed.

The major reserve expense for this past fiscal year was the manager’s unit remodel and Sundial upgrade.

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. Peter and Maria have completed extensive renovations for the unit, which have drastically increased its value. They were thanked for their hard work and care for the unit. They will be hosting an open house after the meetings so homeowners can look at the improvements made.

IV. FACILITIES REPORT

Katie Kuhn thanked the Board for their great work this past year. She then presented the facilities report to include reporting on projects completed in addition to the “routine day to day” items. Highlighted projects completed included:

- New bathroom doors/walls installed
- Exterior painting of brown trim and deck undersides
- Roof scuppers extended
- New windows for A building pending installation
- Concrete pad replacement outside of B building to solve drainage issues
- Landscaping upgrades

A homeowner inquired about safety and insurance requirements for contractors working at Snowdance. Peter Schutz replied that contractors carry insurance, but if there are safety concerns to call Katie Kuhn.

V. NEIGHBORHOOD REPORT

1. Greg reported that The Inn has been purchased and will be rebranded as a Hyatt Place. They are undergoing interior renovations. There was a possibility that large trucks would be using the rear entrance and driving on Snowdance property, but it hasn’t materialized. If they were to pass through Snowdance property, the board would require a written statement that all damages incurred would be repaired and paid for by The Inn/Hyatt Place.
2. Snowdance Manor will be changing management companies as Russ has resigned.
3. The Inn paid 10% of snow removal expenses for last winter, but have said they cannot commit to paying future invoices since the agreement was not included with the sale of The Inn. The Inn’s General Manager will speak with the new

owners though, as they want to be good neighbors. SRG will contact Cinnamon Ridge 2 and 3 and request that they contribute a nominal amount for the bridge maintenance as well.

4. There are several new developments going in for employee housing. West Hills has already begun construction, and the Wintergreen project is slated to start in May 2018. Keystone will be conducting a traffic study to determine the effects on Highway 6.

VI. OLD BUSINESS

The following Old Business items were discussed:

1. Greg Moore asked that owners move their static cling window passes down to the lower left hand corner for better visibility. If passes are faded, homeowners should contact Katie for a new cling pass. Replacement hanging tags are \$50 each.
2. Snowdance has a no smoking policy for all the common areas, including decks. Owners were asked to tell their rental property managers and guests as well.
3. Homeowners may not change their front door locks without prior board approval. The association requires all locks to be keyed to a master system. If the lock change is approved by the Board, SRG can assist with having it keyed to the master lock.
4. No mattresses, large furniture, or construction debris are allowed in the dumpster. Boxes must be broken down first.
5. The bridge is inspected every two years, and Summit County assumes primary liability. The first inspection cost \$4,000 but subsequent inspections are \$2,000. The Manor has agreed to pay for their portion of the bridge inspection.
6. Fireplace inspections will begin soon. Inspections are mandatory for wood fireplaces and voluntary for gas. Owners will be billed for the inspection and sent the report when completed.
7. Water shut off valves should be exercised several times per year to prevent them from becoming inoperable.
8. All items in common storage areas must be labeled properly.
9. If changing flooring in a unit, owners are urged to use noise dampening material so that hard flooring doesn't negatively affect their neighbors.

VII. NEW BUSINESS

The following new business items were discussed.

1. There have been four units with washer/dryers identified. The Board will require dryer vent cleanouts every other year beginning in 2017. The HOA will pay for the common laundry room vent cleaning, but homeowners are responsible for payment of their own dryer vent inspections and repairs.
2. The house rules have been edited to reflect smoke alarm requirements. After inspection, several units were found to have inoperable/detached smoke detectors. The new rule states that homeowners must have a functioning smoke alarm in their unit at all times. The HOA will replace batteries annually, but owners are recommended to test the smoke alarms monthly.

3. The reserve fund minimum balance was discussed. At a recent board meeting, the board decided that \$65,000 was an adequate minimum balance for the reserve fund in order to cover emergencies and avoid special assessments. Homeowners in attendance agreed, and mentioned that special assessments can be a hardship.
4. The Comcast Cable TV contract expires in November of 2018. The board would like homeowner input on how to proceed with TV services now that streaming has become popular. Many homeowners stated that they were pleased with the cable TV service and it is a great amenity for those who rent their units. Some were also concerned about the internet bandwidth and whether it would be able to support large scale streaming through the community. Sundial is offering TV service and will likely be providing a bid for the next contract term.
5. Several front door blinds are damaged and in need of replacement. The HOA will offer blind replacement at owner expense for front door blinds if needed. Owners can also replace on their own, but must be a natural color such as white, tan, or wood.
6. The following people were thanked for their contributions to the community:
 - a. Ron Lindeman and Bill Brown for refinishing the common area furniture
 - b. Peter and Maria Simms have been great managers and are greatly appreciated!
 - c. Katie Kuhn and Summit Resort Group have been a pleasure to work with and are very responsive.
 - d. Greg and Sharon Moore for tending to the gardens and putting flowers in
 - e. The Snowdance Board for their hard work, and being so involved and invested in the wellbeing of the community.

VIII. ELECTION OF BOARD OF DIRECTORS

Vicky Schafer and Marie Osborne's terms expire at the end of the meeting. Both 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 10:14 am; the motion was seconded and the motion carried.

Approved By: _____

Board Member Approval

Date: _____