

Snowdance Condominium Association
Board Meeting Minutes
February 19, 2016
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 12:12pm. Board members in attendance were Greg Moore, Marie Osborne, Ron Molinas and Vicky Schafer. Representing Summit Resort Group were Kevin Lovett, Katie Kuhn, and Jonathan Dunn.

II. Owner/Vendor Presentations

No owners, other than Board members, were present. Notice of the meeting was posted on the website.

Dave with Sundial Communications was present to discuss the internet services. The Board expressed that owners have been experiencing intermittent connection issues. Sundial has already tried replacing some repeaters and adding additional ones, however it has not solved the problem. Dave proposed that Sundial would install a new system, which provides each unit with their own access point. The access points are small 1" x 2" boxes that would be mounted above the patio doors. The additional cable wires would be run where they are already existing, and the old repeaters and posts could be removed. Sundial would install this new system at no cost to Snowdance.

After more discussion, Vicky moved to allow Sundial to install the improved system this summer. Ron seconded, and with all in favor the motion carried.

SRG will send a mailer to homeowners in May to provide details on the system and installation specifics.

III. Approval of Past Meeting Minutes

Vicky made a motion to approve the meeting minutes from the September 11th and September 12, 2015 Board meetings. Ron seconded and the motion carried.

IV. Financial Report

Financials were reported as follows:
Snowdance Fiscal year runs July through June.

January 31, 2016 close financials report \$56,092 in Operating and \$120,051 in Reserves.

January 31, 2016 close financials report that we are \$3,904 favorable to budget in year to date operating expenses.

Variance report – areas of major expense overage/ underage were reviewed to include:

- 509- Repairs and Maintenance: \$1,864 under budget
- 515- Utilities: \$2,453 over budget; (due to pending gas billing)
- 522- Clubhouse Expenses: \$1,077 over budget; (due to shower valve repair expense)
- 525- Landscaping Expense and Supplies: \$2,147 under budget

All reserve contributions current.

A/R, The Accounts receivable report was reviewed. All Owners are current. It was noted that the \$2867 bill to Snowdance Manor for the bridge inspection and repairs is pending. Vicky will call Marie with Snowdance Manor.

A board member will check gas readings so Maxine can bill back to units.

V. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed items were reviewed to include:

- Paint Bridge Landings and Repair Bridge Posts
- Fire Extinguisher Inspection
- Snow Removal From Roof
- Caulk Sealant in Hot Tub Area
- C 101 Hot Water Main Valve and Shower Knob Replacement
- Hanging of Christmas lights – SRG will take down in April
- Removal of Tree Behind A Building
- Water Meter Replacement
- Water leak fixed in clubhouse showers
- Drywall Repaired in Women’s Bathroom
- Hot Tub Heater Replaced – There have been some pilot light issues. SRG will call Gallego Mechanical to assess.
- Meeting with Breckenridge Mechanical
- Asphalt sealcoat and striping
- Painted metal utility box
- Fireplace cleaning and inspection
- Laminate door fix in bathroom - The glue fix did not last long, and the doors will likely need replaced
- Paint internet repeaters (new ones installed in December by Sundial are not yet painted)
- Replaced hot tub boiler
- Replaced shower valves in women’s bathroom

Pending

- C Building Crawl Space Framing Inspection - Two contractors have inspected the framing of the C building crawl space. The Contractors report framing in ok condition. Contractors recommended focus to be placed on water mitigation now.
- Door Threshold Repair; It was noted that the door threshold of unit B 302 was in need of replacement. SRG is working to coordinate repair and once replacement threshold is located, purchase a few additional thresholds to have on hand for future repairs.
- Bathroom soap dispenser install: Johnathan is still experimenting with a way to keep the dispensers attached to the walls.

-Report/ discussion

- HB 1254 – SRG presented the Annual required property management fee disclosure
- Alpine Bank Signatures – Marie and Greg are signers on the Snowdance Association bank accounts.

VI. Actions Via Email

11/30/15 Bridge Shoveling – The board thanked Jonathan for a great job shoveling the bridge. He’s been doing a wonderful job and it’s not easy work. SRG will check into how billing is handled, and at the end of the season will tally up costs and try to collect from neighboring communities who use the bridge.

VII. New Business

Parking

- Greg said that parking has always been an issue, but it’s worse this year. Snowdance has to be more firm with towing now more than ever before. Vicky did mention that snow storage has been blocking two spots, so SRG will schedule a haul off before Spring Break. The board also discussed charging for replacement parking passes, but will wait until the Annual Meeting to implement this. SRG will also remind owners bi-monthly about parking rules, including a reasonable number of cars, permits, and that owners and their guests only are allowed to park in the lot.

Signage

- SRG will get a sign installed at A building stating that the storage area is not HOA responsibility, and that owners are responsible for their belongings.

Owners List

- It was noted that there are a few edits that need to be made on the owners list, including changing B301 and C304 from wood to gas fireplaces. SRG will take care of this.

Projects

- 2016
 - C Building Drainage – Steps one and two of Clearwater Cleanup water mitigation proposal approved. After the work is complete, the board will re-assess to see if further work is warranted.

- Floor Drain Tie In - The proposal presented by Breckenridge Mechanical to tie in the 4 floor drains at the hot tub area was approved
- 2017
 - Roof replacement – SRG will get additional bids, with more roof material options.
 - Painting- exterior painting budget figure was moved to 2017.
 - It was mentioned that a special assessment may be necessary to pay for the new roofs if there is not sufficient money in the Reserve Fund.

Hot Water Heaters

SRG will send out notices to the following units reminding them that their hot water heater replacement is due this year:

- A104
- C105
- C301

VIII. Next Meeting Date

The next Board of Directors meeting will be held in May. SRG will poll the board in April to see which date works best.

IX. Adjournment

At 1:58 pm, the meeting was adjourned.

Board approval _____ Date _____