

Snowdance Condominium Association
Board Meeting Minutes
February 20, 2015
Summit Resort Group Office

- I. Call to Order
The meeting was called to order at 4:00 pm. Board members in attendance were Greg Moore, Ron Molinas, Vicky Schafer, Marie Osborne and Chris Landrum attended via telephone. Representing Summit Resort Group were Kevin Lovett and Mike Kellett and Peter Schutz joined by phone.
- II. Owner Presentations
No owners, other than Board members, were present. Notice of the meeting was posted on the website.
- III. Bridge Discussion / Attorney
Attorney Mark Richmond joined the meeting via telephone to discuss the Bridge status. Mark reported that he had talked with Frank from the County. Frank accepts that the bridge is a public easement and a public path and accepts county responsibility for liability. However, the County does not want to provide nor fund maintenance of the bridge, to include snow shoveling. The county would like for Snowdance to arrange for the snow shoveling and maintenance and the county has agreed to add Snowdance as an additional insured on the county liability insurance policy. Mark stated that we (Snowdance) would be covered under the county insurance policy even if there is an accident on the bridge and Snowdance is deemed negligent. In addition, Farmers insurance has expanded the address for Snowdance and has confirmed that there is liability and property coverage on the bridge. The following “next steps” will be completed:
 - SRG will contact Robert Jacobs from Summit County to show him the bridge
 - Attorney Mark Richmond will meet with the County to put together agreements
 - SRG and the Board will talk with neighbors (The Inn) to arrange for bridge shoveling and maintenance
- IV. Approval of Past Meeting Minutes
Vicky made a motion to approve the meeting minutes from the September 5, 2014 and September 6, 2014 Board meetings. Marie seconded and the motion carried.
- V. Financial Report
Kevin Lovett gave the financial report as follows:
January 31, 2015 close financials report \$58,406.65 in Operating and \$109,770.19 in Reserves.

January 31, 2015 close financials report that we are \$342 under budget in year to date operating expenses.

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

- 501 Accounting and Legal \$3041 over
- 509 R & M \$1779 over
- 516 Parking lot maint \$1000 over
- 525 Landscaping expense \$1372 over
- 594 contract hours \$1400 under

It was noted that all reserve contributions current.

VI. Facilities / Managing Agents Report-The following managing agent items were reviewed::

Completed items include:

- Hot tub install

- Christmas lights installed; it was noted that a section of lights are not working; SRG will have the lights taken down and lights will be installed again next holiday season.

- Keystone Owners Association donation made

- Tree trim/ plant new tree

- Sauna Door handle installed

- Drainage dig out, end of swale between B and C

- Pigeon spikes replaced B

- C bldg back deck stairs, straightened

Pending items include:

- Additional Chairs for lawn by B bldg; upon discussion, the Board instructed SRG to purchase 2 more Adirondack chairs, regular wood, from the World Market.

- Sauna, move temperature sensor; electrician recommended building shelf to “screen” the thermostat. The Board agreed to proceed with the shelf install.

Report/ discussion items include:

- Hot water heaters scheduled for replacement in 2015 include units A 103, A 304, C 102. SRG will send notification letter to these owners. Replacement is to be completed by September 30, 2015.

- Internet; sundial reports new equipment to be installed this summer.

- Owners and guests are encouraged to contact Sundial direct should they have any questions or issues with the internet service.

- Flood insurance policies; the Board reviewed the flood insurance policies in place. The annual premium is \$6425. Snowdance is not deemed to be in a flood zone. The Board agreed to keep the policies in place, as if canceled, the policies are very difficult to reactivate.

VII. Actions Via Email

Vicki moved to ratify the email approval of the 10-8-14 snow plow contractor selection (Great Western); Ron seconds and the motion passed.

VIII. PUD Report

Vicki reports no response from the Manor. The Manor has been paying trash fees as agreed upon.

The Inn is shoveling the bridge fairly regularly.

IX. Old Business

A. Capital plan review / Projects 2015

The Board and SRG reviewed planned projects for 2015 to include:

- Roof \$3k budgeted for inspection and repairs

- Concrete \$4k budgeted; as the walkways are in good shape, this project will be pushed out one year.

- Asphalt; agreement signed and Apeak reports that they plan to complete in early summer 2015.

- Painting \$36k budgeted; as the paint is in good shape, this project will be moved out one year. Touch up painting to include step painting will take place this year.

- C bldg crawl space; \$10k budgeted to address the crawl space moisture.

The Board reviewed situation specifics as follows:

- The County passed the hot tub install inspection

- The County is requiring us to “tie in” floor drains to drainage system; a permit must be pulled for this project

- County is asking that we address water issue under hot tub; we must provide them a letter from a certified mold remediation company that there are no mold / moisture concerns.

- Mold testing in unit 102 was completed and confirmed that there are no elevated mold levels in the unit.

The Board also discussed phased in approach to meeting the following objectives:

- Objective 1- satisfy the county

 - remove any mold and trash from area under hot tub

 - spray anti-microbial throughout crawl space

 - remediate water under hot tub area

The proposal from Doyle construction will address objective 1.

- Objective 2 – address / remediate / monitor water under entire crawl space, address / monitor “structure” and address any mold concern under entire crawl space

Chris Doyle of Doyle Construction was present to discuss the plan to remediate with the Board. Chris’s proposal consists of addressing the 1st bays, satisfy the County concerns and set the basis for future phases of work to remediate water and keep the structure sound. In addition to Chris’s proposal, an Electrical subpanel set up to house 8 breakers with

220 will need to be added and power run to two waterproof outlets in the first 2 bays; this will power the two new sump pumps. Chris will also investigate adding a dehumidifier as well as adding fresh air vents. The framing under the clubhouse bathroom floor may need to be addresses. Once Objective 1 is complete, we will move into meeting the objectives of Objective 2. This will include setting up a series of sump pumps to remove water as well as sealing all wood in the crawl space. The addition of new insulation would be a final step (if deemed necessary).

Upon review of the situation and proposals, Vicki moved to accept the proposal from Doyle Construction minus the insulation addition portion of the proposal, Marie seconds and the motion passed. SRG will keep the Board posted on progress. SRG will also modify the capital plan placing \$10k in each year for the next 4 years to address the C bldg crawl space.

X. New Business

The following new business item was discussed.

A. A bldg crawl space moisture – SRG will obtain a proposal from Doyle Construction to address the situation in the A bldg crawl space.

XI. Next Meeting Date

The next Board of Directors meeting will be held in April. SRG will send an email to board April 1st to poll for dates.

XII. Adjournment

At 6:00 pm, the meeting was adjourned.

Board approval _____ Date _____