

Snowdance Condominium Association  
Board Meeting Minutes  
February 22, 2013

I. Call to Order

The meeting was called to order at 3:08 pm. Board members in attendance were Greg Moore, Vicki Schafer, Marie Osborne and Chris Landrum. Representing Summit Resort Group were Kevin Lovett, Deb Borel and site managers Wendy and Kevin Curry. Peter Schutz was present via telephone.

II. Owner Presentations

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

III. Approval of Past Meeting Minutes

- SRG will check to confirm that the cost of latest repair to the dumpster enclosure was split with Snowdance Manor.
- Vicki made a motion to approve the meeting minutes from the September 7, 2012 Board meeting. Marie seconded and the motion carried. Vicki made a motion to approve the minutes from the September 8, 2012 Board meeting. Marie seconded and the motion carried.

IV. Financials

Kevin Lovett gave the financial report as follows:

- a. January 2013 close reports that Snowdance has \$57,957.58 in operating and \$74,216.62 in reserves.
- b. January 2013 Profit and Loss statement reports the Snowdance is \$10,254.49 under budget in year to date operating expenses.
- c. Kevin explained that the reserve budget tracks the reserve expenses; all expenses from the window replacement project are itemized on the reserve plan as well as the P &L vs budget.
- d. Accounts Receivables were discussed. The Owner of unit C303 still paying dues and catching up per the agreed upon payment plan. The Owner of unit A202 will be monitored.
- e. Greg asked question about annual meeting costs-Kevin explained that they include board meeting and annual meeting expenses. SRG will reclassify the \$884 expense for Board dinners to account 590, Board Meeting Expenses.
- f. Internet expenses are over budget because for October, November and December, both Comcast and Cobianet internet services were utilized to make sure there was no lapse in service. Asphalt repair expenses resulting from the trenching to get internet wire fro the B bldg to the C bldg also contributed to the overage.
- g. Landscape over budget. New expenses for tree spraying, vole remediation as well as routine upkeep have resulted in additional landscaping

expenses. The Board agreed to increase the landscape budget amount for next fiscal year to \$4000.

- h. Vicki moved to accept the Treasurer's Report as presented. Marie seconded and the motion carried.

V. Facilities / Managing Agents Report- Kevin Lovett reported on the following:

a. Completed

- i. Window Install – complete; we have received good feedback from owners on the new windows. The following items were completed in conjunction with the window install:

Exterior trim work

Interior trim work, drywall repairs, painting

Blinds installed

Greg noted that there are gap's between the 3rd floor hardi plank siding and the wood trim that borders the windows. SRG will work with painter to get these gaps caulked.

- ii. Stucco repairs – general repairs complete; still need to complete gate latch area stucco repairs on the back side of the C Building. This is planned to take place this Spring/ summer.
- iii. Stairwell bottom borders installed
- iv. Heat tape in the C building secured-replaced electrical junction box and replaced bad section of heat tape.
- v. Dumpster building staining – front doors, back of building
- vi. Caulked cracks in B building concrete walks
- vii. Extended roof scuppers
- viii. Installed hot tub room ceiling light covers
- ix. New counter top in women's restroom installed
- x. New electric baseboard heater installed in women's restroom and thermostat and new electric baseboard heater in laundry room
- xi. Photocell work, exterior light bulbs replaced
- xii. Drainage pump work completed
- xiii. Replaced domestic water backflow device

b. Pending

- i. Stucco repairs to gate latch areas, to be completed in Spring / Summer 2013
- ii. C building stairwell, decorative wood disc replace around peg on south end to be replaced.
- iii. Shed middle door replacement-doors are functioning fine. The cost to replace the doors is \$1,750. Other option is to paint doors. The cost will be split with Snowdance Manor. Will discuss further in New Business.
- iv. Spa area wood work treatment – discussed below
- v. Concrete repairs C 306 back deck - pending, will take place Summer 2013
- vi. Power washing in front of C 201 and stairway down to first floor

- vii. Ralph's hard drive, download files – Greg will contact Ralph Goldsmith (A302) to get a copy of the files. Greg will determine the program Ralph used when he obtains the electronic file.
- c. Report
  - i. Neighbor Association Ski Run / lift side wetland cutting –SRG worked to contact the Army Corps of Engineers with no response. Summit County, Open Space and Trails report that there are no regulations on trimming in wetlands. Willows may not be completely removed, but may be trimmed.

#### VI. PUD Report

- a. Vicki Schafer reported that she has contacted Marie (from Snowdance Manor) via email several times, but Marie has not responded.
- b. Suggestions – No Parking signs will be placed upon entrance into Snowdance and in front of A building that say "Snowdance Parking Only" and include phone number for Dillon Towing. Signs will be posted before March 1. "Snowdance Permit Parking Only" "Dillon Towing [phone number]". Four total signs will be placed. Wendy has two, and two more will be ordered. Greenscapes will be hired to help with installation. Curry's will inspect parking lot each day to make sure parking violations are not occurring. Kevin Curry will contact the Goat to notify them of this change in parking.

#### VII. Old Business

- a. Internet – The Board discussed the following:
  - i. The Comcast "Transport Only" has been cancelled
  - ii. Cobianet status – Many complaints from owners and tenants
  - iii. Comcast TV service agreement
    - 1. It was reported that the existing Comcast Cable agreement expires May 2014.
    - 2. Comcast is working on a renewal proposal to include both TV and Internet service. Existing wiring is being checked by Comcast to see if rewiring is necessary to support having both TV and Internet service.
    - 3. The Comcast proposal will be reviewed. An "early renewal" proposal to include both TV and Internet service from Comcast would be entertained.
  - iv. Options to Proceed
    - 1. Stick with Cobianet (\$10 per unit per month)
    - 2. Switch service provider to
      - a. Comcast (\$25 per unit per month)
      - b. Resort Internet (\$18.95 per unit per month)
      - c. Wandering Wi-Fi – no response. Negative reports on Wandering Wifi discussed.

3. Will continue with Cobianet and obtain the proposal that Comcast presents. Then determination will be made what direction to go.
- b. Hot water heater replacement
  - i. 2013 Replacements – Greg explained water heater replacement program. SRG will confirm prices before sending out letter to owners. The following owners are scheduled for hot water heater replacement this year.
    1. B301-Wright
    2. B302-Moore
    3. C104-Ahmed
    4. C304-Schafer
  - ii. A letter will be sent to these owners by March 1 informing them that this year they need to have them replaced. In the letter, the section with the length of warranty will be bolded.

#### VIII. New Business

- a. HB1237 - SRG explained highlights of the new HB1237 as follows:
  - i. Board actions taken via email will be documented and kept as Association record. Actions taken between meetings and votes done via email will be ratified at the next Board meeting.
  - ii. Owner information posted on the website or made public must only include the name of the owner, mailing address and how many votes they have. Permission must be given in writing to post email addresses and phone numbers.
  - iii. Board member lists must include name, address, phone numbers and email addresses.
  - iv. This bill removes the requirement for owners to state "proper purpose" when requesting association records. SRG presented a revised Records Inspection Policy with "proper purpose" requirement removed; Vicki made a motion to approve the revised Records Inspection Policy. Chris seconded and with all in favor, the motion carried.
- b. Board Members
  - i. Replacement of Mike Wiesbrook – Mike Wiesbrook is in the process of selling his unit. The Board is looking to appoint someone for his replacement.
- c. Projects
  - i. Spa Area wood work - the Board discussed the project of "treating" the wood in the hot tub area. The Board reviewed proposals presented. Upon review, the Vicki made a motion to accept the proposal from Peak to Peak Maintenance; Marie seconds and the motion passed. Work will commence the first week of May and be completed in time to open the spa area by Memorial Day. SRG will put up a sign beforehand to let

owners/tenants know that the spa area will be closed and send email notification..

- ii. Additional Spa Area Improvements - the Board agreed to pursue additional spa area improvements to include:
  - 1. Carpet and furniture replacement in spa entry area is in the budget for 2014-2015. SRG will get bids for carpet replacement this summer.
  - 2. Coat of paint will be applied to all of the walls in the spa entry area this spring.
  - 3. SRG will replace showerheads in bathrooms.
  - 4. SRG will keep an eye out for the little things that can be done to spruce the place up.
- iii. Garbage enclosure and doors to shed – Board decision is to paint the shed doors, no replacement
- iv. Recycling – Board discussed reinstating recycling program. At this time, recycling will not be added at Snowdance as recycling is available in the basement of The Inn or across the bridge. SRG will place a sign inside the dumpster enclosure that tells owners/tenants where recycle options are located.
- v. Twice a week trash pick up beginning in March. SRG will see if they can pick up on Monday and Friday March 1st through the first week in April.
- vi. Security Camera System for hot tub – SRG is working to obtain proposal from Superior Electronics. There was liability concern with having this system in place. SRG will continue to monitor the hot tub for vandalism. A security camera system will not be installed at this time.

#### IX. Next Meeting Date

The next Board of Directors meeting will be held in April. SRG will poll the Board during the first week of April for dates that will be convenient for the Board members.

#### X. Adjournment

With no further business, the meeting adjourned at 4:48 pm.

Board approval\_\_\_\_\_ Date\_\_\_\_\_