

Snowdance Condominium Association  
Board Meeting Minutes  
February 24, 2017  
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 3:01PM. Board members in attendance were Greg Moore, Marie Osborne, Ron Molinas, and Vicky Shafer. Chris Landrum was present by phone. Representing Summit Resort Group were Kevin Lovett, Katie Kuhn, and Peter and Maria Simms.

II. Owner/Vendor Presentations

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

III. Approval of Past Meeting Minutes

Ron made a motion to approve the meeting minutes from the September 9<sup>th</sup> and 10<sup>th</sup>, 2016 Board meetings. Vicky seconded and the motion carried.

IV. Financial Report

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

January 31, 2017 close financials report \$43,700 in Operating and \$131,317 in Reserves.

January 31, 2017 close financials report that Snowdance closed the year \$2,560 favorable to budget.

Major areas of variance for the year end are:

- Repairs and Maintenance \$2,592 under
- Utilities \$2,491 over (in line with 2015-16 actuals. Will need to increase budget allowance for 2017-18)
- Landscaping \$1,712 over (Due to timing)
- Contract hours \$1,400 under

All reserve contributions current.

A/R is good! There is one unit that is past due, SRG will follow up and ensure interest and late fees have been charged.

V. Facilities / Managing Agents Report

The following managing agent items were reviewed:  
Completed

- Roof inspection and repairs
- Wasp nest removal
- Fixed trash shed motion light
- Repaired snow blower engine
- Fire extinguisher inspection (common areas)
- Annual boiler inspection
- Painted bridge walkway
- Inspection and cleaning of fireplaces
- Roof and walkway snow removal
- Snow and ice chipping
- Managers unit carpet cleaned
- Managers unit remodeled and repaired
- New light switch for spa area
- Broken glass door in spa area repaired
- Leak on bromine line repaired
- Traffic cones ordered
- Door stop trim on sauna installed
- Installed missing bolts on exterior railings
- Installed shower curtains in men's and women's restroom
- Installed safety light cover in women's shower
- Edged along the concrete skirt of the dumpster enclosure and walkways
- Repaired one parking sign and made five portable signs
- Painted decking on bridge
- Cleaned fans in men's and women's restrooms

#### Pending

- Hot water heater replacement – Letters sent to:
  - A302
  - B201 (has permission to replace before October 30<sup>th</sup>)
  - C202
  - C306
- Crack sealing of drain pan scheduled for Spring

#### Neighborhood (PUD) Report

- Bridge Shoveling has been going well, Peter and Maria have been taking good care of the bridge.
- Vicky said that the Manor has been billed 47% of the bridge maintenance done after the engineering inspection and we are still awaiting payment.
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#### VI. Old Business

- Building signage was discussed. The board would like building letters put on the stairwells so that they are visible from the road. They hope this will minimize confusion of which building is which.

## VII. New Business

- Fire safety was discussed. The board made the following decisions:
  - All units are required to have working fire extinguishers. All extinguishers will be inspected on March 2<sup>nd</sup> at the expense of the HOA.
  - All units are required to have working smoke detectors. Peter and Maria will test all smoke detectors and have them repaired/replaced if necessary at HOA expense. After all detectors have been confirmed to be working, it will be owner responsibility to keep them in good repair and functional.
- New internet feedback/concerns and next steps – there have been no complaints on the new internet reported to SRG. The board has also had positive feedback. It was noted that the internet does not work as well on old devices. In the spring, Sundial will cut the old antennas down (except the one near the river). SRG will also arrange for the raceways to be painted when the building is this summer.
- New roof options/dates- Greg presented a spreadsheet projecting out the HOA's financials and how it coincides with roof replacement. Hopefully the roofs will last 2-3 more years, but the Board is monitoring the roof's condition and reviewing potential funding plans based on replacement date.
- Maria will meet with the Board in the spring to assess the landscaping/flowerbed needs.
- An insurance claim was filed due to a slip and fall on January 1<sup>st</sup>. The insurance adjuster is working with the claimant and will keep the HOA informed. As of right now there has not been much movement on the claim.
- The annual meeting date will be changed to the 16<sup>th</sup>. There is a triathlon scheduled to take place the weekend of the 9<sup>th</sup>, which closes a significant portion of Highway 6. SRG will notify homeowners.
- SRG will get estimates on extending the scuppers on the roof, to prevent water from freezing on the walkways below
- SRG will get estimates on installing double pane windows in the A building crawlspace. The current windows are single pane and create condensation on the walls which causes drywall damage.
- Chris will do the gas reading in December and May of each year, and they will be billed on January and July.
- This year dryer vent cleaning will be done in conjunction with the fireplace inspections.

## VIII. Next Meeting Date

The next Board of Directors meeting will be held on May 12<sup>th</sup> at 3 PM. There will be a walk through at 2 PM at Snowdance.

## IX. Adjournment

At 4:23 pm, the meeting was adjourned.

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