

Snowdance Condominium Association
Board Meeting Minutes
February 28, 2014
Summit Resort Group Office

- I. Call to Order
The meeting was called to order at 5:00 pm. Board members in attendance were Greg Moore, Mike Wiesbrook, Vicky Schafer and Chris Landrum. Representing Summit Resort Group were Kevin Lovett, Deb Borel and site managers, Kevin and Wendy Curry.
- II. Owner Presentations
No owners, other than Board members, were present. Notice of the meeting was posted on the website.
- III. Approval of Past Meeting Minutes
Vicky made a motion to approve the meeting minutes from the September 6, 2013 and September 7, 2013 Board meetings. Mike seconded and the motion carried.
- IV. Financial Report
Kevin Lovett gave the financial report as follows:
 - January 31, 2014 close financials report \$67,914.38 in Operating and \$115,099.77 in Reserves.
 - January 31, 2014 close financials report that Snowdance is \$6,985.30 under budget in year to date operating expenses.
 - The board discussed the major variances.
 - All owners are current with dues.
 - At the beginning of May, next year's budget will be prepared.The board approved the financials as presented.
- V. Facilities / Managing Agents Report- Kevin Lovett reported on the following:
 - A. Completed
 - a. Ordered 10 additional stair treads – delivery is pending
 - b. Extra metal will be moved in the dumpster area
 - c. A Non-slip mat was placed in the bathroom showers
 - d. Soft soap dispensers were installed
 - e. The exercise bike was removed
 - f. Wood burning fireplaces were inspected
 - g. Comcast digital conversion complete
 - h. Caulked concrete sidewalk cracks
 - i. 2013 water heater replacement complete
 - j. B building stucco patch complete
 - k. A building railroad tie pounding complete
 - l. Trimmed evergreen trees alongside A building entry walkways
 - m. Painted bridge landings

- n. Painted over bridge graffiti
 - o. Replaced light fixture cover over hot tub
 - p. The fall ground water pump was serviced. Will be done again in the spring.
 - q. Cleared roof scupper on building C between 304 and 305
- B. Pending
- a. Remove tree stump and install tree in the back of the C building.
 - b. Spa furniture – board and management will continue to look for replacement spa furniture.
 - c. New flowers and flower bases – Greg is working on purchasing new flowers and flower bases
 - d. New exercise equipment for spa area – The board discussed the installation of exercise equipment in the spa area. The board agreed that exercise equipment would not be added.
 - e. Grass patch in front of building B and C stairwells
 - f. SRG and Board will evaluate decks on the backside of the A building.
 - g. Peg for flower box will be replaced.
 - h. Straighten stairs to back decks on the backside of the C building
- C. Report / Discussion
- a. SRG will continue to monitor ice dams on the roof
 - b. HOA Insurance policy expires April 1, 2014. Renewal proposal is pending and SRG is shopping the market. Snowdance is currently insured at \$175 per square foot. SRG will get a quote to increase coverage to \$200 per square foot. Kevin explained the coverage's that Snowdance currently has.
 - i. Property
 - ii. Directors and Officers
 - iii. Umbrella
 - c. 2014 water heater replacement – SRG will send letters to the following owners re notification of required hot water heater replacement:
 - i. B101
 - ii. C103
 - iii. C205
 - iv. C206
 - d. Internet is working properly.
 - e. Smoke detector battery change – installed five year batteries – The batteries will be checked in 2017.
 - f. Summit County has been contacted regarding reimbursement for the weed spraying. Their return phone call is pending.

VI. Actions Via Email

Vicky made a motion to approve the following actions via email:

- 9-11-13 – Comcast Agreement
- 10-3-13 – VGBA hot tub compliance

Chris seconded and the motions carried.

VII. PUD Report

A. Vicky Schafer – still no PUD.

VIII. Old Business

A. Comcast re-wire – Comcast reports that the remainder of the rewire is to take place this spring. Specific details are pending, but they plan to run the new drops (coax line from each unit living room to the pedestal). It was noted that Comcast will not do any interior unit wiring.

IX. New Business

A. Smoking – There have been complaints regarding smoking on decks and other common areas, including the spa. The Board discussed putting a policy in place to prohibit smoking in the common areas and on decks. SRG will place a “No Smoking” sign in the spa area. Kevin suggested three options for implementing the rule:

- a. Change House Rules to include no smoking in common area
- b. Put a smoking policy in place.
- c. A Nuisance complaint may be filed if there is a specific violation.

Vicky made a motion to put a no smoking clause in the House Rules.

Greg seconded and the motion carried.

B. An owner approached Greg after the annual meeting and suggested placing a flagstone patio on the north end of the B building and placing gas fire pit and grills. Owners in the B building expressed concern of noise, vandalism and attracting people other than Snowdance owners and guests. The Board agreed that this would not be done.

C. Laundry room tokens – There will not be tokens for the laundry room.

D. Kevin reported on the following new legislation regarding policy changes:

- a. Policy Review/ Collection Policy / Records Inspection Policy / Insurance claim and Deductible Resolution – Colorado Legislation changes, House Bill 1276, called for new required elements to the Collection Policy starting January 1, 2014. Local attorney, Mark Richmond, prepared an updated collection policy for the association, and in addition, reviewed all of the Snowdance governing documents. During his full review (it was noted that the fee was \$150 for the new collection policy and the complete Governing Document and Policy review), he noted that in addition to the Collection Policy, that Snowdance should update the Records Inspection Policy and suggested the addition of an Insurance Claims and Deductible Resolution Policy. The board reviewed his “Summary letter review”.

- o Collection Policy – The Board reviewed the updated

Collection Policy (the Board was reminded that the association has had a collection policy in place for the past number of years, but new Colorado legislature requires additional language – the new policy meets the new requirements). Chris made a motion to approve the Collection Policy as presented. Vicky seconded and the motion carried.

- Records Inspection Policy – The Board reviewed the updated Records Inspection Policy. A few additions to the previous policy will bring Snowdance into compliance. Vicky moved that the Records Inspection Policy be approved as presented. Greg seconded and the motion carried. (The policy will be changed to show proper lettering)
- Insurance Claims and Deductible Resolution Policy – The Board reviewed the proposed Insurance Claims and Deductible Resolution. This policy will assist the association in recouping cost of HOA deductible if a claim arises in which an item that a unit owner is responsible for fails, creates an insurable event and the association insurance policy kicks in (as it is primary). If this occurs, with policy in place, the association may then bill the individual unit owner the \$5,000 deductible. One revision will be made and this policy will be discussed at the next meeting.

E. Projects 2014

- a. Diagonal parking stripes to be painted in front of the A building. White lines will be used, not yellow.
 - i. During the walk around, it will be determined if seal coat and crack seal is necessary. SRG will discuss this with Russ Young. The Board supported a 1/3, 1/3, 1/3 expense split.
 - ii. Striping will be completed after the seal coat and crack seal has been done.
- b. Security cameras – SRG will send an email to attorney to inquire of the liability of placing cameras in the spa area. SRG will also ask if the association can place a sign that says cameras in use and area may be monitored.
- c. Shed over C building pump controls – The board agreed to place the shed over the pump controls on the C building at a cost of \$2,687.
- d. A building back deck concrete patios – SRG will obtain bids to replace/ repair, as determined during walk around.
- e. A building, tops of back deck fascia boards are to be painted.

- F. Snow piles cover up no parking signs. Signs will be placed in front of trees next year. This year they will be dug out and placed where they are visible.
- G. Snow piles are pushing trees over. SRG will bring this to the attention of the plow company.
- H. Board members are permitted to have owner contact information lists.
- I. Vicky suggested setting up a Next Door account.
- J. Glass recycling is no longer a part of single stream recycling.
- K. Greg will draft a letter to the owners and it will go out with March billing.

- X. Next Meeting Date
The next Board of Directors meeting will be held in June. SRG will send an email to board in May to poll for dates.

- XI. Adjournment
At 6:34 pm, Vicky made a motion to adjourn the meeting. Chris seconded and the motion carried.

Board approval _____ Date _____