

Snowdance Condominium Association
Board Meeting Minutes
March 1, 2019
Summit Resort Group Office

I. Walk Through

The board and SRG did a walk through before the meeting. The following items were added to the action item list:

- Paint new electrical conduit
- Add gutter to B building with heat tape
- A102 front blinds need replaced

II. Call to Order

The meeting was called to order at 3:05 PM. Board members in attendance were Greg Moore, Vicky Shafer, Marie Osborne, and Ron Molinas joined by teleconference. Representing Summit Resort Group were Katie Kuhn and Kevin Lovett.

III. Owner/Vendor Presentations

No owners other than Board Members were present.

IV. Approval of Past Meeting Minutes

Greg made a motion to approve the meeting minutes from the September 7th and 8th, 2018 board meetings. Marie seconded, and the motion carried.

V. Financial Report

Snowdance Fiscal year is October 1st – September 30th.

Katie reported on the financials as follows:

Year End Financials

January 31, 2019 financials report \$88,116 in Operating and \$81,659 in Reserves.

January 31, 2019 close financials report that we are \$3,000.31 favorable to budget in year to date operating expenses. Major areas of variance include:

- Insurance - \$1,318 under
- Repairs and maintenance - \$1,217 under
- Cable TV - \$1,384 under
- Landscaping expense - \$955 over due to irrigation winterization and hanging new Christmas lights

A/R has a balance due to charges that are not withdrawn through ACH like the special assessment and fireplace inspections. We have called and emailed owners to remind them that their payment will not be deducted automatically and that they need to send in a check. If they do not pay by mid-March, SRG will send formal collection notices.

2019 capital projects include hot tub mechanicals for \$500 and sealcoating for \$5,280. Kevin will talk with Snowdance Manor to see if they will be doing seal coat at the same time. Clubhouse furniture had a \$1,000 allocation; however, it is in good shape and will not be

replaced this year. Painting and siding will be moved out on the capital plan, and \$50,000 for bridge repairs will be added to 2020/2021

VI. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed

- Clubhouse water tank replaced
- New Christmas lights purchased and installed
- Lift station preventative maintenance
- Trim installed on Building A windows
- Annual backflow inspection
- Stairwell lights repaired
- Fiscal year changed
- Multiport assembly for hot tub filter replaced
- Manifold plug repaired for hot tub
- Inlet filter installed on water heater for clubhouse
- Sauna timer replaced
- Common area dryer vent cleaning
- New water heater installed in manager's unit
- Asphalt repairs and crack-sealing
- Heat tape installed and hooked up on B building
- New gravel installed at bridge
- Bird nests removed in stairwells

Pending

- Add gutter to B building roof above laundry room - \$450 + heat tape
- Paint new electrical conduit

VII. Old Business

- a) Short term rental requirements was briefly discussed. The application hasn't come out yet. SRG will provide owners with the HOA specific questions on the application so it is easy for owners who rent to fill out. Patty Blank has offered to be the "Designated Agent" for all Snowdance owners at no cost. Owners may contact her directly if they are interested in this.
- b) The on-going water testing is done every 6 months. The results have shown that the lead content is below "actionable levels". Katie will let the Board and owners know if this changes.
- c) Bridge repairs still need done based on the findings of the engineering report. Katie will see if a contractor can just replace the wood on the Keystone side of the bridge.
- d) There has been no changes or development on the PUD Agreement.

VIII. New Business

- Xcel is planning to fix the damage to Grass Behind A-building in May/June. We have contact info for Xcel and contractor who requested the work.
- Parking has been good this year.

- All units will have their fire extinguishers inspected this March. This is done every other year.
- The sauna timer has been replaced and is working well.
- The spa boiler was repaired by George's Complete Pool and Spa. He does not recommend replacement, he found fan installed incorrectly which was causing boiler to shut down. Replacement cost would be about \$4,000.
- Asbestos was found in A-building, so all units (especially in A building) will need asbestos tests prior to removing or disturbing the drywall.
- Unit checks are done by Peter monthly.
- The Board would like Maria to do the landscaping again this year, not to exceed a total cost of \$1,650.
- 2019 Water Heater Replacements
 1. A102
 2. A202
 3. A203
 4. A301
 5. A303
 6. B102
 7. B103 – Requesting extension to November, which was approved by the Board.
 8. B104
 9. C104
 - Cost from Premier Plumbing: \$1,200-1,500 for 6-year warranty, \$300 more for a 10-year warranty
- Water heater inspections and flushes cost approximately \$145. The Board would like to discuss this with owner's at the annual meeting.
- Sundial would like to have Snowdance sign a 5 year contract and increase the pricing from \$13.42 per unit to \$25 per unit for internet. If they don't sign the contract, an extra \$6 per unit charge will be assessed for equipment rental. The Board would like to know when the price increase will take effect and how long they have to decide on whether or not to sign. Katie will talk with Sundial and report back.
- The 2019-2020 insurance renewal was approved at a 5.2% increase. The total 2019 premium is \$20,271.
- It was noted that Peter and Maria and still doing an excellent job!

IX. Next Meeting Date

The next Board of Directors meeting will be held June 21st, with a 2pm walk through and 3pm meeting start.

X. Adjournment

At 4:00 pm, the meeting was adjourned.

Board approval _____ Date _____