

Snowdance Condominium Association
Board Meeting Minutes
03/02/18
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:

- Check outlet in the office above the laundry for the heat tape plug.
- Remove posts and conduit
- Put gas grill back (moved for painting)
- A101 and B304 locks not on master
- Replace B303 blinds
- Trim C building evergreens and deciduous tree
- Evaluate all front door blinds
- Paint bridge and landings
- Have Sundial repair common area wifi, after the name change it is no longer functioning

II. Call to Order

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

III. Owner/Vendor Presentations

Sarah Butler and Mark Hubbard from Turner Morris attended the meeting. Color samples for the roof were reviewed. The Board agreed that tans and browns would look best, and match the siding well. Turner Morris will be getting low gloss metal roof color samples for the board to approve. The Board approved the tan Duro-Last color.

Roof construction will start at the end of July or early August, and last 8-10 weeks dependent on weather. There will be a dumpster onsite during the tear off process, but Turner Morris can easily relocate it when requested. Landscaping should not be affected.

There will be an on-site meeting with Turner Morris scheduled about a month before the project begins.

IV. Approval of Past Meeting Minutes

Vicky made a motion to approve the meeting minutes from the September 15, and 16, 2017 board meetings. Marie seconded and the motion carried.

V. Financial Report

January 31, 2018 close financials report \$64,338 in Operating and \$164,437 in Reserves.

January 31, 2018 close financials report that we are \$2,987 favorable to budget in year to date operating expenses.

Major areas of variance for the year end are:

- Insurance - \$5,172 over due to flood insurance payment timing
- Repairs and Maintenance - \$2,715 under
- Snow Removal - \$1,574 under
- Utilities - \$2,036 under
- Clubhouse expenses - \$1,062 under
- Landscaping expense - \$1,159 over

A/R is good – will keep an eye on outstanding gas bills. Large balance is due to timing. One unit is delinquent and has been making \$500 payments every month.

VI. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed

- Sliding glass door handle replaced at C302
- Bridge landing painted
- Smoke detector batteries changed in all units
- New signs installed in dumpster enclosure
- Dryer vent cleaning and fireplace inspections
- Bridge inspection
- Blind replacement for unit doors

Pending

- Window replacement on A building storage
- Restore wifi on lawn area
- Spa boiler repairs

VII. Neighborhood (PUD) Report

- a) Snow removal was discussed. Katie has reached out to the Hyatt Place and has not received a response. Cinnamon Ridge II has committed to contributing \$100 per year for snow removal on the bridge. Cinnamon Ridge III decided not to contribute, as their owners do not use the bridge often.
- b) Kevin stated that Russ Young was selling his commercial property, and Key to the Rockies has also recently sold.
- c) Reassembling a formal PUD was discussed to help pay for bridge repairs, snow removal, and other “neighborhood” expenses. There was an agreement drafted at one point. Vicky will send it to Kevin to forward to Snowdance Manor for their review.

VIII. Old Business

There was no old business to discuss.

IX. New Business

- a) Lead levels in water were discussed. Three units were tested for lead, and all three had slight levels (below the actionable amounts). Homeowners were notified via email. Snake River Water District will continue to test one unit every six months, and will let us know if the levels change.
- b) The bridge was recently inspected by Stantec Engineering and several repairs were recommended within one year, and more within 1-5 years. A preliminary estimate for all repairs came in around \$50,000. Katie explained that they will need to pull permits from at least six different agencies, which will all have strict requirements since the Blue River is a source of Denver Water supply. The Open Space Department has also red-flagged the bridge as a hazard during run off season for water sports. This may mean that the bridge will need to be raised in order to eliminate the hazard. Katie will reach out to the county to determine if there is any assistance available, since the bridge has been deemed a public easement. The liability agreement with the county will also be reviewed with attention paid to necessary repairs that may arise from an engineering report.
- c) 2018 landscaping plans were discussed. Maria did extensive work around Snowdance last year, and can continue cleaning up and upgrading the existing flower beds. She will send a proposal over for review. The Board agreed that \$4,000 was a good maximum for any 2018 landscaping work.
- d) The TV contract with Comcast is expiring in November. Pricing for Comcast and Sundial TV services were reviewed. Sundial offered lower rates, but with a \$6,502 onetime installation charge. The savings would pay for the charge within a year though. Greg noted that at least three units have expanded TV services, and asked Katie to verify with Sundial that they could offer similar packages.
- e) The 2018-19 insurance renewal was briefly discussed. Because of the large slip and fall claim last year, Farmer's is quoting a 22.4% rate increase. SRG has requested other estimates and will send to the Board when received.
- f) Funding for the roof replacement was discussed. As reviewed at previous meetings, a special assessment will be necessary to fund the roof replacement, but the Board needs to determine how much. A "full" assessment would bring in \$92,171. If the roof cost \$200,000 and there were no additional capital expenses, the ending reserve fund would be \$46,224 at the end of the year. While the Board tries hard to minimize special assessments, it was determined that a full assessment would be necessary given the looming bridge repairs, and uncertain funding for them. Vicky moved to assess a total of \$92,171.50, divided by unit size and due quarterly in the 2018-2019 fiscal year. Marie seconded, and with all in favor the motion passed.

X. Next Meeting Date

The next Board of Directors meeting will be held June 15th, with a walk through at 2pm and the meeting at 3pm. Katie will ask if Turner Morris can meet for the walk through, for the onsite review.

XI. Adjournment

At 4:50 pm, the meeting was adjourned.

Board approval_____ Date_____