

Snowdance Condominium Association  
Board Meeting Minutes  
May 13, 2016  
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 3:00 PM. Board members in attendance were Greg Moore, Marie Osborne, Ron Molinas. Representing by phone was Vicky Schafer. Representing Summit Resort Group were Kevin Lovett, Katie Kuhn, and Jonathan Dunn.

II. Owner/Vendor Presentations

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

Mark Hubbard and Sarah Butler with Turner Morris were present to answer questions the Board had on new roof material. Turner Morris has provided three different options for the upcoming roof replacement. Sarah and Mark offered a more detailed explanation on each of the three options and answered various questions regarding the material.

Dave and Junior with Sundial Communications also met Greg, Ron, and Katie onsite earlier in the day. The new access points that were discussed at the 2/19 meeting have been upgraded to a dual band device, with Sundial still covering the cost. Snowdance will be paying for the conduit for the new cable wiring. The group discussed placement of the wires, and timeframe for the job. It's expected to begin Mid-July and may take a few weeks.

III. Approval of Past Meeting Minutes

Chris made a motion to approve the meeting minutes from the February 19<sup>th</sup>, 2016 Board meeting. Greg seconded and the motion carried.

IV. Financial Report

Financials were reported as follows:

Snowdance Fiscal year runs July through June.

April 30, 2016 close financials report \$45,770 in Operating and \$131,354 in Reserves.

April 30, 2016 close financials report that we are \$5,973 favorable to budget in year to date operating expenses.

Variance report – areas of major expense overage:

504- Insurance: \$2,075 Over (Due to Flood insurance increase and budget error)

511- Snow Removal & Supplies: \$702 over (Due to roof snow removal)

522- Clubhouse Expenses: \$1,139 over (Due to new shower valves)

All reserve contributions current.

Accounts receivable is current.

2016-2017 Budget:

**5% Dues Increase**

400	Dues	\$177,247	5% Increase
504	Insurance	\$ 1,720	3.5% Increase effective April
505	Management	\$ 480	\$40/mo increase per agreement
507	Postage / Office	\$ (295)	Decreased by \$295 based on actuals
511	Snow removal	\$ 493	Increased \$493 due to additional roof snow removal
513	Cable TV	\$ 639	5% Increase per contract effective November
	Reserve fund	\$ 5,404	Increased \$5404

The above changes to the budget were reviewed. Chris made a motion, Ron seconded, and the motion carried with a 5% dues increase.

V. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed

- Hot water heater replacement letters sent, due 9/30/16.
- Drainage mitigation work in C building crawlspace
- Drains tied in underneath hot tub
- New clock in spa room
- Hot tub boiler repairs
- Christmas lights removed
- New bookshelf in spa area
- Replaced light bulb in hot tub
- Purchased new thermometer for hot tub
- Orkin treatment for voles
- Roof snow removal
- New "Store at Your Own Risk" sign in Building A storage
- New dishwasher in manager's unit
- Gas use billed out

Pending

- Internet access points – test unit installed
- Door threshold – Part on Order

Report/ discussion

- The bathroom partitions in the clubhouse are old and failing. An estimate for \$2,385 was received from Summit County Property Services. After discussion, the board approved the work.
- Roof options presented by Turner Morris – The board discussed the roof options presented by Turner Morris again and decided to have the roofs inspected this year to see if replacement can be deferred until 2018. SRG will contract the work out.
- Bridge shoveling was discussed. Jonathan and Greg noted how incredibly time consuming and difficult it is to shovel the bridge every time it snows. Next year, SRG will hire a shoveling company to complete the work. SRG will also send the snow removal invoices to The Inn for reimbursement as agreed upon.

#### VI. Actions via email

Vickie moved to approve the following actions via email;

- 3/1/16 – Test Unit Internet Access Point (Approved)
- 3/18/16 – C Building Drainage Steps 3-5 (Approved)
- 5/12/16 – New Adirondack Chairs (Approved)

Chris seconded and the motion carried.

#### VII. New Business

- Landscape Plans
  - Greenscapes to do irrigation start up. Aeration and power rake completed scheduled
  - Tree inspection and spraying scheduled for next week. It was noted that the trees have benefited by this and look healthier now than in years past.
  - Jonathan will fertilize
  - Gardens with Grace to do flower beds. SRG will give a budget figure for the work to be performed this summer.
- Parking Passes
  - The Board discussed the parking passes for the upcoming year. It was noted that there are times owners will give passes out to those who aren't staying at the unit, and causing limited parking for those actually staying at the complex. Starting this year, homeowners will be given four passes and charged \$25 for each additional/replacement pass. The motion was made by Ron and seconded by Chris. With all in favor the motion carried.
- SRG will contact the Board once the Keystone Owner's Association annual meeting is scheduled.
- The Board would like to schedule a meeting with Snowdance Manor, but it's proven difficult. Greg will continue to attempt scheduling.

#### VIII. Next Meeting Date

The next Board of Directors meeting will be held on September 9th, before the Annual Meeting.

IX. Adjournment

At 4:48 pm, the meeting was adjourned.

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