

Snowdance Condominium Association
Board Meeting Minutes
May 22, 2015
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 2:07 pm. Board members in attendance were Greg Moore, Marie Osborne, and Chris Landrum. Ron Molinas and Vicky Schafer attended via telephone. Representing Summit Resort Group were Peter Schutz and Mike Kellett.

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

Chris made a motion to approve the meeting minutes from the February 20, 2015 meeting. Marie seconded and the motion carried.

IV. Financial Report

Financials were reported as follows:

April 30, 2015 close financials report \$52,294 in Operating and
\$117,279 in Reserves.

April 30, 2015 close financials report that we are \$5,118 over budget in year to date operating expenses.

Greg provided a Year-end operating and replacement fund report covering years 2000 through 2014 highlighting the Operating budget year-end, replacement fund year-end, Assessments & loans, Major projects completed, and dues increases during that timeline. Greg also provided a "Projected Reserve Budget" through 2017-18 to reflect projected expenses, including the scheduled roof replacements, and the options of completing the roof replacement all at once vs staggering them over a 2 or 3 year period, and the effect it will have on the budget. The reports Greg presented will also be added to the Annual Homeowners meeting packet. Let's talk about which of these to share at our next board meeting after we have more information from the roof inspection.

Summit Resort Group will speak to Turner Morris and gather information regarding the Positives and negatives of completing the roof replacements all at once vs staggering, and compose a cost analysis based on the information.

Variance report – areas of major expense overage/ underage were reviewed to include:

- 501 Accounting and Legal \$3,757 over (bridge related attorney fees)
- 504 Insurance- \$3,176 over (Flood premiums)
- 509 R&M- \$4,931 over (pump install, roof leak C305)
- 525 Landscaping expense \$1,860 over
- 515 Utilities \$1,560 under
- 516 Parking lot maintenance- \$1,000 under

It was noted that all reserve contributions current.

A/R report OK.

Proposed 2015-2016 budget

Areas of change for 2014-15 budget to 2015-16 budget:

Revenues

- Dues remain the same
- Decreased interest by \$12

Expenses

- 504-Insurance increased \$1704
- 513- Cable decreased \$264 based on actuals
- 515- Utilities decreased \$1200 based on actuals
- 516- Parking lot maintenance decreased \$1000
- 523- Internet increased \$492 based on actuals
- 525- Landscaping increased \$256 based on actuals

Vicky made a motion to approve the 2015-16 operating budget as presented. Chris seconded, and with all in favor, the motion carried.

V. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed items include:

- Shelf added in Sauna
- 2 Adirondack chairs purchased-received
Chairs will be added to building B lawn in mid-June
- Roof inspection/repairs
Repairs made above C305
In unit restoration complete
SRG will contact Turner Morris to add heat tape to specified areas of the roof to prevent ice dams
- Christmas lights down
- Hot water heater replacement notices sent
Units A103, A304, C102 (A103 complete)
The latest government requirements will be obtained so that new installations are in accordance with requirements. The warranty

on the new unit from A103 will be collected and added to the owner's contact information sheet.

- Hot-tub room venting replaced

Pending items include:

- Paint steps
- Cleanout storage shed- consider shelves
- Sundial access points installation

Work will be complete once new breakers have been installed

Report/ discussion items:

- A building pump failure
Pump repair has been complete and water is drained. 2 pumps have been in place in the past. SRG will confirm 2 pumps are being utilized.
- Site manager transition
Johnathan Dunn has transitioned into the managers unit. New carpet and paint have been installed and notice has been sent to owners informing them of Johnathan's new position.
- Picnic
The picnic will follow the Annual Homeowners meeting on September 12th at 9:00am.

VI. Actions Via Email

Greg made a motion to ratify the following approved action via email:
3/18/15 Insurance Renewal approved
Vicky seconded the motion to ratify the approved action via email and with all in favor, the motion carried.

VII. PUD Report

Bridge inspection is scheduled for June 3rd.
County agreement will be established once the inspection has been concluded.
A biannual inspection of the bridge is recommended.
A written memorandum of understanding with The Inn, regarding responsibility to maintain snow clearing the bridge will be obtained.

VIII. Old Business

Crawl space moisture- Doyle construction

C crawl space:

Cleaned out all old debris
Removed mold
Sprayed mold killer (antimicrobial) on all wood beams, all areas affected by mold
Dug 2 sump pump pit holes to drain water out of the bays (move water to the end of the bldg where the large sump pump is)
Installed 2 new sump pumps
Breakers ordered to power the sump pumps

A crawl space:

Proposal to address mold in the A bldg crawl space has been collected.

Capital plan review

Asphalt (agreement signed) \$11,822 overlay, \$5280 seal coat

The asphalt project is slated to begin at the earliest possible time in June as the weather permits. SRG will communicate with the Inn to make them aware of the project and that Snowdance residents will be using their lot during the project. Also, notice will be sent to rental companies and owners making them aware of the scheduled asphalt work.

IX. New Business

The following new business item was discussed.

- A. Owner request to remove tree at A building- After discussion the board agreed that it is unnecessary to remove the specified tree as it is not causing damage to the surrounding structures. The tree has been trimmed and will be continually monitored.
- B. Addition of clear silicon calk around the wall baseboards and tile around the hot tub area will be addressed.
- C. Electrical boxes paint- SRG will schedule painting of the electrical boxes behind the A building. The boxes will be painted the same color brown to match shed between A and B buildings.
- D. Conduit will be added to the cable wiring that is exposed at the NORTHWEST corner of the B building for protection.
- E. The board discussed and agreed to use blue parking passes that Greg displayed at the meeting.
- F. The Currys will be sent written communication to retrieve the belongings they left behind. They have until June 15th to collect them or they will be donated to charity.
- G. A bldg crawl space moisture – SRG has obtained a proposal from Doyle Construction to address the situation in the A bldg crawl space. The proposal to complete work is \$7,247.
After discussion, the board agreed that replacing the existing drywall in the basement of building A was not necessary. SRG will contact Doyle construction and obtain a revised proposal that eliminates installation of new drywall in the Eastern room.

X. Next Meeting Date

The next Board of Directors meeting will be held on September 11th. A time will be determined prior to the meeting. SRG will send an email to the board to poll for time.

XI. Adjournment

At 3:35 pm, the meeting was adjourned.

Board approval_____ Date_____