

Snowdance Condominium Association
Board Meeting Minutes
06/15/2018
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:

- Replace sauna timer
- Get bids for water heater replacement for clubhouse and managers unit
- Remind owners of water heater replacement in September 2018
- Have A Peak Asphalt repair asphalt in front of concrete drain pan, and seal cracks in pan
- Have Clear Water Clean Up check sump pumps for preventative maintenance
- B101 evergreen need evaluation by an arborist
- Bridge repairs, including trex replacement bid and tightening railing posts
- Install new gravel on Keystone side of bridge

II. Call to Order

The meeting was called to order at 3:11 PM. Board members in attendance were Greg Moore, Ron Molinas, and Chris Landrum. Vicky Shafer attended the meeting via teleconference. Representing Summit Resort Group were Katie Kuhn and Kevin Lovett.

III. Owner/Vendor Presentations

Sarah Butler from Turner Morris attended the walk through. She stated that the roof replacement is going well, and they are done with tear off on buildings B and C and starting on the membrane roof installation. They will move to A building next week, and will be bringing over additional crews to help expedite the job. There are about four more weeks remaining on the project.

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

Snowdance Fiscal year runs July through June.

May Close Financials

May 31, 2018 close financials report \$53,518 in Operating and \$185,166 in Reserves.

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

Major areas of variance for year to date are:

- Repairs and Maintenance - \$5,315 under
- Snow Removal - \$2,176 under
- Clubhouse expenses - \$1,330 under
- Contract Hours - \$1,100 under

A/R is okay – will keep an eye on outstanding gas bills, owners with balances have been contacted. One unit is still delinquent, a formal notice of delinquency was sent and went into effect on June 1, 2018. The owner has 30 days to fully cure the delinquency or enter into a payment plan.

The 2018/19 budget was reviewed as follows:

CPA/legal	No Change
Insurance	Adjusted \$4,802 per 2017/18 actuals, increased 3% effective Apr
Insurance Increase	\$3,756 Premium Increase Due to Claim - Year 1/3
Management	No Change
Miscellaneous	Decreased \$91 per actuals
Postage / Office	No Change
Meeting	No Change
Repairs	Decreased \$1,873 per actuals
Water/Sewer	No Change
Snow removal	Decreased \$493 per 3 year average
Cable TV	Increased \$1,568 per Comcast Renewal Bid
Trash removal	Decreased \$438 per actuals
Utilities	No Change
Parking lot mntc.	No Change
Manager's unit	No Change
Insurance deductible	No Change
Clubhouse (Spa)	No Change
Internet	Increased \$312 per actuals & 3% increase eff. Jan
Laundry room	No Change
Landscaping	No Change
Year End bonus	Increased \$150 per actuals
Chimney/Gas Inspection	No Change
Board Expenses	No Change
Contract Hours	No Change
Repl fund	Decreased \$6,816 due to insurance increases

Due to new legislation going into effect, the Board discussed moving the fiscal year from July 1st to October 1st. The new legislation requires that the budget be ratified by the owners within 90 days of Board approval. The Board would like

to continue to do this at the Annual Meeting every September. An October 1 fiscal year is most practical, and the change for owners will be minimal. Greg moved to approve the budget, amended to suit the fiscal year change of October 1st – September 30th. Chris seconded, and with all in favor the motion carried.

VI. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed

- Light in C building stairway replaced
- Hot tub boiler repair
- Knox box installed on A building

Pending

- Window replacement on A building storage
- Roof replacement

VII. Neighborhood (PUD) Report

- a) Snow removal was discussed. Katie has reached out to the Hyatt Place and has not received a response.
- b) Russ Young hasn't sold the Snowdance Commercial building yet, but it is still on the market.

VIII. Old Business

- c) Budget approval and ratification process
- d) TV Options were discussed since the Comcast proposal expires in November. The board has concerns with using Sundial for TV, due to the high upfront cost, unreliable service during inclement weather, and the additional wiring that would be necessary. The Board would like owners to discuss this at the annual meeting. Chris asked Katie if she can request an extension to the "Out Clause" specified in the contract, and whether or not they may be able to go down in price. Katie will check with Comcast and follow up.
- e) Bridge repairs – no agreement has been found between the county and Snowdance HOA. SRG has verified that Snowdance is still listed as an additionally insured on the insurance certificate. SRG will make the minor repairs to the bridge now, and the board will reevaluate the other repairs. Katie will also try to talk to the Hyatt Place regarding their willingness to contribute to the asset.

IX. New Business

- f) SRG looked into banking recommendations from board members, but none of the options were found to be feasible for the HOA.
- g) Maria Simm's landscaping proposal was reviewed and approved.
- h) It was noted lead testing will be done by Snake River Water District every six months.

- i) The Board would like to have a bench installed in memory of Ralph Goldsmith, a long time Board Member and owner at Snowdance. Katie arrange to purchase a bench and plaque in his honor.

X. Next Meeting Date

The next Board of Directors meeting will be held September 7th at 3pm. A walk through will take place at 2pm before the meeting.

XI. Adjournment

At 4:04 pm, the meeting was adjourned.

Board approval_____ Date_____