

Snowdance Condominium Association
Board Meeting Minutes
June 16, 2017
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.
- Paint below the slider of B101.
- New front door lock on B303.
- Ask owner of C206 to replace front door blinds or allow us to replace and charge them.
- Ask owners of C105 to remove the crates and boxes from their deck.
- Paint bridge landings
- Bridge inspection

II. Call to Order

The meeting was called to order at 3:07PM. Board members in attendance were Greg Moore, Marie Osborne, Ron Molinas, and Chris Landrum. Vicky Shafer was present by phone. Representing Summit Resort Group were Katie Kuhn, and Peter and Maria Simms.

III. Owner/Vendor Presentations

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

IV. Approval of Past Meeting Minutes

Ron made a motion to approve the meeting minutes from the February 24, 2017 board meeting. Chris seconded and the motion carried.

V. Financial Report

Financials were reported as follows:

Snowdance Fiscal year runs July through June.

April 30, 2017 close financials report \$50,425 in Operating and \$147,726 in Reserves.

April 30, 2017 close financials report that Snowdance closed the month \$6,112 favorable to budget.

Major areas of variance for the year end are:

- Insurance - \$7,630 under (timing issue – flood insurance premiums have been paid since)
- Repairs and Maintenance - \$1,287 under budget
- Snow Removal and Supplies - \$3,621 over budget

- Clubhouse expenses \$1,266 under budget
- Landscaping \$1,712 over budget due to spring cleanup, winterization, irrigation repairs, etc...
- Contract hours \$1,900 under budget

All reserve contributions current.

A/R is good!

The 2017/18 Budget was discussed and the following changes were reviewed:

- CPA/legal - Decreased \$540 per actuals
- Insurance - Increased \$1,899 per actuals, 3.5% Increase effective April
- Management
- Miscellaneous - Decreased \$359 per actuals
- Postage / Office - No Change
- Meeting - No Change
- Repairs - Decreased \$1,200 per actuals
- Water/Sewer - Decreased \$828 per actuals
- Snow removal - No Change
- Telephone - No Change
- Cable TV - No Change
- Trash removal - No Change
- Utilities - Increased \$3,120 per actuals
- Manager's unit - No Change
- Clubhouse (Spa) - Decreased \$1,200 per actuals
- Internet - Increased \$684, 5% Increase effective January
- Laundry room - No Change
- Landscaping - Decreased \$576 based on proposal and actuals
- Year End bonus - No Change
- Contract Hours - Decreased \$1000 per actuals
- Board Expenses - No Change

Chris made a motion to approve the 2017-2018 budget as presented. Marie seconded and with all in favor the motion carried.

VI. Facilities / Managing Agents Report

The following managing agent items were reviewed:

Completed

- Fire extinguishers inspected
- New sauna thermometer installed
- Repaired skimmer in hot tub
- Roof snow and ice removal
- Irrigation start up and repairs
- Spring clean up
- New sign ordered and installed for lawn
- Drain pan joint sealed

Pending

- Remove old internet posts (except one near lawn)
- Hot water heater replacement – Letters sent to:
 - A302
 - B201
 - C202
 - C306

Neighborhood (PUD) Report

- Bridge Shoveling has been going well, Peter and Maria have been taking good care of the bridge. The Inn has been billed 10% of snow removal costs.
- The Manor and commercial businesses have paid for their portion of the bridge repair.
- The KOA annual meeting is July 3, 2017 at 9am.
- The Wintergreen employee housing project is in motion. KOA has been updating member association as things progress.
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VII. Old Business

- a) Smoke detectors – Peter and Maria found 2 or 3 disabled smoke detectors during inspections. The Board would like all units (even those with full time residents) to be inspected to ensure the smoke detectors are functioning properly. Once the detectors have been confirmed to be in good repair, homeowners are responsible for the maintenance and upkeep of the alarms.
 - a. Vicky made a motion to adopt a rule stating:
“All smoke detectors shall be in good repair and fully operational. Owners will be charged to replace missing or damaged smoke detectors. The HOA will replace all smoke detector batteries annually, but owners should test their smoke detectors monthly.”
Ron seconded the motion, and with all in favor the motion carried.

VIII. New Business

- a) Annual meeting is September 16th with a picnic to follow.
- b) The future of cable TV was discussed for when the Xfinity contract expires November 2018. Greg would like to discuss this at the annual meeting, as many households are using streaming services instead of cable TV.
- c) Parking passes will be issued in bright colors, alternating every year. Enforcement has been good and there have not been many parking issues.
- d) Exterior painting is scheduled for late summer. SRG will get bids for painting only the wood on the buildings and stucco touchup if needed.
- e) Reserve balance was discussed. In past year, the average has been \$82,000. The Board would not like to go below \$65,000 at any time. This will also be discussed at the annual meeting.

- f) An owner update will be sent to owners with several reminders, and asking owners to remove old stored items in the closets and garage, and to label items in the A building storage. If it's not labeled by the annual meeting, items will be removed.
- g) Greg reminded everyone that water shut off valves should be exercised frequently, and that some owners feel more comfortable turning the water off if they will be away for long periods of time although this is not a rule.
- h) Owners are not allowed to dump mattresses or construction debris in the dumpsters.
- i) The Board approved the following proposals from Sanchez Builders:
 - a. Four scupper extensions for \$1920
 - b. Replace two sunken concrete pads outside of B building \$1360
 - c. Replace two single pane windows at A building storage with double pane windows for \$2,150

IX. Next Meeting Date

The next Board of Directors meeting will be held on September 15th at 3 PM.

X. Adjournment

At 4:35 pm, the meeting was adjourned.

Board approval _____ Date _____