

Snowdance Condominium Association
Board Meeting Minutes
June 6, 2014
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 5:00 pm. Board members present in person were Greg Moore, Mike Wiesbrook, Marie Osborne and Chris Landrum. Vicky Schafer was present via telephone. Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz.

II. Owner Presentations

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

III. Approval of Meeting Minutes from February 28, 2014

Mike made a motion to approve the meeting minutes from the February 28, 2014 Board meeting. Chris seconded and the motion carried.

IV. Financial Report

Kevin Lovett gave the financial report as follows:

- April 30, 2014 close financials report \$58,911.21 in Operating and \$129,542.88 in Reserves.
- April 30, 2014 close financials report that Snowdance is \$7,252.46 under budget in year to date operating expenses.
- The board discussed the major variances.
- All owners are current with dues.
- All reserve contributions are current.

The board approved the financials as presented.

2014-2015 Operating Budget – The Board discussed the 2014-2015 Operating Budget as follows:

- There are no changes to Revenue
- The changes to expenses from 2013-2014 and 2014-2015 are as follows:
 - 504 – Insurance – there is an increase of \$284 for the year. Insurance expenses consist of \$1,117 per month for building coverage, liability umbrella and Directors and Officer coverage, and \$6,425 for flood insurance.
 - 509 – Repairs and Maintenance – there is a \$2,400 annual decrease.
 - 514 – Trash Removal – there is a \$480 annual decrease
 - 515 – Utilities – there is a \$1,200 annual increase
 - 424 – Landscaping – there is a \$1,420 annual increase
- Greg made the motion to approve the 2014-2015 budget. Chris seconded and the motion carried.

- V. Facilities / Managing Agents Report- Kevin Lovett reported on the following:
- A. Completed
 - a. Received 10 more stair treads
 - b. Ground water pump check complete, both C and A buildings
 - c. Insurance renewal at \$200 / square foot
 - d. House Rules revision – added “no smoking”
 - e. Shed installed over the C building pump controls
 - f. Round peg install on the C building flower box
 - g. 2014 water heater replacement – letters have been sent to the following owners. SRG will follow up for compliance.
 - i. B101
 - ii. C103
 - iii. C205
 - iv. C206
 - h. Owner mailer has been sent
 - i. New flowers and flower bases have been purchased and will be installed soon.
 - j. Additional hot tub hooks installed.
 - B. Pending
 - a. Remove tree stump and install tree in the back of the C building.
 - b. Spa furniture replacement
 - c. Grass patch in front of building B stairwell
 - d. Straighten stairs to back decks on the backside of the C building
 - C. Report / Discussion
 - a. SRG has contacted the County regarding the reimbursement for weed spraying. The County reports up to a \$500 match on the spraying of noxious weeds. The area the Board would like to have sprayed is behind the C building to the area on the left side of the bridge. SRG will make arrangements to have the weeds sprayed.
 - b. Clubhouse security cameras – The board reviewed the report from the attorney regarding the placement of security cameras. No major vandalism took place this winter. SRG will continue to monitor the hot tub area for vandalism. A security camera will not be installed at this time.
- VI. Actions Via Email
- Vicky made a motion to approve the following action via email:
- 3-3-2014 – Insurance Renewal – value increased to \$200 / square foot
- Mike seconded and the motions carried.
- VII. PUD Report
- A. Asphalt Plan – Greg reported that Russ Young (Manager for Snowdance Manor) is willing to split the cost of asphalt work between Snowdance and Snowdance Manor. The board reviewed the bid to do the asphalt work and agreed that it should be done this summer. The total cost is \$32,000

to be split between Snowdance and Snowdance Manor. Vicky made a motion to have the asphalt work completed and the cost to be split between Snowdance and Snowdance Manor. Mike seconded and the motion carried. SRG will contact Russ Young and let him know.

VIII. Old Business

- A. Comcast re-wire – Comcast reports that the remainder of the rewire is to take place on June 9 through the end of June. They plan to run new coax lines from each unit living room to the pedestal. It was noted that Comcast will not do any interior unit wiring.
- B. Insurance Claims Deductible Policy - The Board reviewed the proposed Insurance Claims and Deductible Resolution. This policy will assist the association in recouping cost of HOA deductible if a claim arises in which an item that a unit owner is responsible for fails, creates an insurable event and the association insurance policy kicks in (as it is primary). If this occurs, with policy in place, the association may then bill the individual unit owner the \$5,000 deductible. Greg made a motion to approve the Insurance Claims Deductible Policy. Marie seconded and the motion carried.
- C. Records Inspection Policy - The Board reviewed the updated Records Inspection Policy. A few additions to the previous policy will bring Snowdance into compliance. Greg moved to adopt the Snowdance Records Inspection Policy as presented. Marie seconded and the motion carried.

IX. New Business

- A. Projects 2014
 - a. Diagonal parking stripes to be painted in front of the A building. White lines will be used, not yellow, and it will be done after the asphalt work is complete.
 - b. A building back deck concrete patios –The Board reviewed the bid from Sanchez Builders for replacement of concrete as well as installing cap flashing on the back deck patios in need, at the A building. The board approved the proposal. SRG will coordinate and let owners know project dates once scheduled.
- B. Annual Owner Meeting
 - a. Date of meeting is September 6, 2014
 - b. Notice to be sent on August 6, 2014
 - c. Location is the Keystone Fire Station
 - d. There will be 15 minute meet and greet before the meeting begins.
- C. The Keystone Inn has verbally stated that they are no longer willing to remove the snow from the bridge. SRG will seek legal council regarding liability of the bridge and access for the Keystone Inn guests. Peter suggested speaking to the Manor to split legal budget and approach Keystone Inn for access.

D. Lawn Chairs – At the last annual meeting, owners requested that the furniture at the end of the B building be replaced. One owner has put lawn furniture on hold with World Market and is awaiting Board approval to pick it up. The Board approved the purchase of 4 chairs and 2 coffee tables. The owners will be responsible for bringing them to the County.

X. Next Meeting Date

The next Board of Directors meeting will be held on September 5, 2014 at 4:00 pm at the office of Summit Resort Group.

XI. Adjournment

At 6:12 pm, Vicky made a motion to adjourn the meeting. Chris seconded and the motion carried.

Board approval _____ Date _____