

Snowdance Condominium Association  
Board Meeting Minutes  
September 15, 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.
- Remove posts and conduit
- Put gas grill back (moved for painting)
- A101 and B304 locks not on master
- Replace B303 blinds
- Trim C building evergreens and deciduous tree
- Evaluate all front door blinds
- Paint bridge and landings
- Have Sundial repair common area wifi, after the name change it is no longer functioning

II. Call to Order

The meeting was called to order at 3:05PM. Board members in attendance were Greg Moore, Marie Osborne, Vicky Shafer, Ron Molinas, and Chris Landrum. 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

Vicky made a motion to approve the meeting minutes from the June 17, 2017 board meeting. Chris seconded and the motion carried.

V. Financial Report

Financials were reported as follows:

**July Close Financials**

July 31, 2017 close financials report \$57,531 in Operating and \$163,534 in Reserves.

July 31 2017 close financials report that we are \$1,063 unfavorable to budget in year to date operating expenses.

A/R is good but SRG will follow up with homeowners delinquent on gas bills and other amounts.

## **2016/2017 Year End Financials**

June 30, 2017 close financials report \$35,763 in Operating and \$158,265 in Reserves.

June 30, 2017 close financials report that Snowdance closed the year \$10,267 favorable to budget mainly due to the timing of the flood insurance payment.

Major areas of variance for the year end are:

- Insurance \$7,523 under
- Repairs and Maintenance \$2,874 under
- Snow Removal and Supplies \$3,621 over
- Parking Lot Maintenance \$1,097 over
- Clubhouse Expenses \$1,953 under
- Landscaping Expenses \$1,913 under
- Contract Hours \$2,200 under

## VI. Facilities / Managing Agents Report

The following managing agent items were reviewed:

### Completed

- New parking lot sign
- Exterior painting of wooden trim
- Wasp nest removal
- Landscaping upgrades
- Scuppers extended
- Concrete pad on B sidewalks replaced
- New building signs installed

### Pending

- Window replacement on A building storage
- Blind replacement for C206 – blinds ordered, incomplete package arrived, waiting on supplemental parts

## VII. Neighborhood (PUD) Report

- a) The Manor will be changing management companies in the near future.
- b) The Inn paid for snow removal for the 2016-17 winter, but has not committed to paying future expenses. SRG will ask Cinnamon Ridge 2 and 3 if they would be willing to contribute to the bridge's snow removal.

## VIII. Old Business

- a) The new House Rules will be posted on the website, stating the new smoke detector rule:

*"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.”*

IX. New Business

- a) The Board would like all units with dryers to have dryer vent inspections and clean outs every other year, beginning in 2017. Four units have dryers, and the inspections will be billed to them. The HOA will pay for the common area laundry room to be done. SRG will ask Consider It Done to note the dryer vent locations on the report.
- b) Parking passes will be handed out at the annual meeting and mailed to those who were unable to attend.
- c) Several front doors are in need of blind replacement. SRG will replace the blinds for time and materials if the homeowner would like.
- d) Roof replacement and reserve fund projections were reviewed. The HOA is continuing to save for roof replacement, the longer the roof lasts the less likely a special assessment will be needed. Turner Morris inspects the roofs annually.

X. Next Meeting Date

The next Board of Directors meeting will be held in February. SRG will poll the Board for a meeting date in January.

XI. Adjournment

At 4:14 pm, the meeting was adjourned.

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