

Snowdance Condominium Association
Board Meeting Minutes
September 5, 2014
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 4:00 pm. Board members present in person were Greg Moore, Mike Wiesbrook, Marie Osborne, Vicky Schafer and Chris Landrum. Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz.

II. Owner Presentations – Ralph and Marzetta Goldsmith and Peter Hannishin were present to discuss historical facts regarding the bridge. Mark Richmond was also present via telephone to provide his legal opinion of documents regarding the bridge. Mark stated that Snowdance was created before the PUD was in place. As a requirement of the PUD, the open space was required for the property across the river. Parcel 4 was dedicated to Summit County for open space. Ultimately, the assessor has never considered the county the owner of the bridge, but the association. In Mark's opinion, the bridge is property that the association owns for the benefit of the Snowdance Condominium Association, subject to the public easement. He believes that the association has the right to place limits on times of use, put into place pet restrictions, as well as any additional restrictions at the direction of the association. All easements are recorded.

- Liability – Mark stated that in his opinion, the liability is the responsibility of the County, but advised that this should be confirmed with the County. SRG will talk to Bob Strong, Association Insurance provider, regarding this.
- Maintenance – The Inn has historically been shoveling the snow from the bridge; this is based on a verbal agreement made many years ago. They may not be willing to continue this service. Mark suggested that the shoveling should be shared by users depending on use of parties.
- A meeting with the County will be scheduled to discuss liability and maintenance of the bridge. The meeting will be scheduled with Lindsay Hirsch or his designee.
- The next step would be to talk to Vail regarding maintenance.
- SRG will contact the manager of The Inn and remind them that they shovel the bridge.

Mark Richmond was thanked for this time and he dismissed himself from the meeting.

Marzetta requested that the snow not be piled against the north side of the A building. Snow should be stored on the end of lot 4. She also requested that snow not be piled in front of C building.

- III. Approval of Meeting Minutes from June 6, 2014
Chris made a motion to approve the meeting minutes from the June 6, 2014 Board meeting. Vicky seconded and the motion carried.
- IV. Financial Report
Kevin Lovett gave the financial report as follows:
- Snowdance fiscal year runs July through June.
 - June 30, 2014 fiscal year end close financials report \$55,357.85 in Operating and \$136,488.81 in Reserves.
 - June 30, 2014 close financials report that Snowdance closed the fiscal year \$8,061.85 under budget in operating expenses.
 - The board discussed the major variances.
 - All owners are current with dues.
 - All reserve contributions are current.
 - The Board reviewed the 2014-2015 budget that was included in their Board packet. There is no change to dues. \$57,600 is contributed to the Reserve fund annually.
 - The Board reviewed the capital plan, which includes upcoming project cost projections. SRG will make revisions to the plan for presentation to owners at the annual meeting. Bridge and railing replacement costs will be moved to “beyond” on the spreadsheet.
- The board approved the financials as presented.
- V. Facilities / Managing Agents Report- Kevin Lovett reported on the following:
- A. Completed
- a. Water Heater Replacements
 - i. B101 – 12 year warranty
 - ii. C103 – 10 year warranty (SRG will double check on this)
 - iii. C205 – 9 year warranty
 - iv. C206 – 6 year warranty
 - b. A building concrete deck replacement; working through final punch list items. It was noted that new metal flashings have been installed to direct drainage and protect wood; the Board agreed to not paint the new flashings at this time.
 - c. Round peg install on the C building flower box
 - d. Removed stump and installed tree behind C building
 - e. Grass patches
- B. Pending
- a. Weed spray reimbursement; applications has been filed
 - b. Spa furniture replacement is pending
 - c. Straightening of the stairs to back decks on the backside of the C building is pending.
- C. Report / Discussion
- a. Asphalt – seal coat complete, overlay will be complete within the next few weeks, diagonal striping in front of A building and signage will be placed after overlay is complete. .

- b. New/ additional signage for grass area at south end of B building will be installed
- c. Keystone Owners Association – The Board discussed joining the Keystone Owners Association. Snowdance has decided to opt out of joining the association, but will contribute financially. Marie made a motion to not join the Keystone Owners Association at this time, but donate \$250 for the four corners project. Chris seconded and the motion carried.

VI. Actions Via Email

There were no actions via email since the last Board meeting.

VII. PUD Report

Vicky will contact the PUD and ask if they would consider splitting the cost of recent bridge painting.

VIII. Old Business

There were no old business items to discuss.

IX. New Business

- A. Comcast – still working on Comcast issues. Electricians Steve and Greg’s phone numbers will be provided to owners at the annual meeting tomorrow should any owners wish to have new cable lines run within their units (as this is an individual owner expense).
- B. Hot Tub Shell – the existing hot tub shell is nearing the end of its life. Bids are being obtained for replacement. Installation will take place this fall.
- C. Annual Owner Meeting – The board discussed annual owner meeting presentation plans. Greg, Mike and Chris Board positions expire this year. Greg and Chris volunteered to renew their terms.
- D. Owner comments – Owner comments submitted were reviewed and discussed as follows:
 - B building signage addition to the grassy area, “Snowdance Owners Only” – one sign has been added; additional signage to be installed
 - Additional Adirondack chairs – will be investigated; it was noted that the current chairs are nice, but they do not stack and this may present a storage issue
 - Fire pit – the owners of unit B 201 are not in favor of any fire pit addition
 - Tree, east end of C building – should be trimmed; the Board agreed that this will be done
 - Dog poo waste can – it was noted that this should be emptied more regularly; the Board agreed.

-Sauna door handle – it was noted that there is not a handle on the inside of the sauna door; the Board agreed that one should be added.

-Tokens for laundry machines – the Board discussed the request for tokens to be issued for the laundry machines. Based on inequities (at least 10 units have laundry machines in their units), a token program will not be implemented.

X. Next Meeting Date

The next Board of Directors meeting will be held on September 6, 2014 at following the annual meeting to elect officers.

XI. Adjournment

At 5:32 pm, Chris made a motion to adjourn the meeting. Marie seconded and the motion carried.

Board approval _____ Date _____