

Snowdance Condominium Association
Board Meeting Minutes
September 6, 2013

- I. Call to Order
The meeting was called to order at 3:10 pm. Board members in attendance were Greg Moore, Mike Wiesbrook, Vicky Schafer, Chris Landrum and Marie Osborne. Representing Summit Resort Group were Kevin Lovett, Deb Borel and site manager Wendy Curry.
- II. Owner Presentations
Owner, Ron Molinas was present. Notice of the meeting was posted on the website.
- III. Approval of Past Meeting Minutes
 - Marie made a motion to approve the meeting minutes from the June 7, 2013 Board meeting with the correction of the spelling of Vicky's name. Vicky seconded and the motion carried.
- IV. Financials
Kevin Lovett gave the financial report as follows:
June 30, 2013 (end of 2012-2013 fiscal year) close financials report
\$43,886.36 in Operating and \$94,658.95 in Reserves.
June 30, 2013 close financials report that Snowdance closed the year
\$8,196.43 under budget in operating expenses. The board discussed the major variances.
 - a. 2013-14 Budget/ Dues - overall, there is no increase to dues or the regular reserve contribution proposed as Snowdance is under budget, and financially in good shape. \$57,000 is contributed annually to the Reserve fund.
 - b. The board reviewed the capital plan. The next major expense in the spreadsheet is the replacement of the roof.
 - c. Vicky said that the county is reimbursing owners for spraying their weeds. SRG will look into this program. SRG will call the county to have the weeds sprayed in the wetlands between Cinnamon Ridge and Snowdance.
 - d. Dues are current for all owners.Vicky moved to approve the treasurer's report as presented. Chris seconded and the motion carried.
- V. Facilities / Managing Agents Report- Kevin Lovett reported on the following:
 - a. Completed
 - C306 concrete patch
 - Internet pole / repeater painting
 - A building fascia board painting
 - Hot tub sign was installed
 - Mulch installed

- Gravel was refreshed at building A as well as the grass behind the dumpster
 - Wooden box “L Wall” was installed over the electrical panel on side of A bldg
 - Picnic tables placed and stained
 - Paint A and B building back fascia boards
 - Put up the B building pigeon spikes
 - Paint building B Internet conduit
 - Metal barriers were placed in dumpster area
 - B and C building concrete walk patches
- b. Pending
- The tree stump will be removed this year and a new tree will be planted next year.
 - A building concrete walk patching
 - Spa furniture replacement – will ask owners at meeting tomorrow if they have any furniture to place in spa room.
 - Build up soil base and reseed to close gaps between the soil and the new trex boards on the stucco stairwells. Board does not think it should be done, so this will be removed from the list.
 - Order 10 more stair treads
- c. Report / Discussion
- Comcast digital conversion – still working to have a date set for the Comcast conversion project. Kevin explained the process of the analog to digital conversion. SRG will copy Chris on the Comcast emails to see if she can figure out the situation. Board discussed installing satellite instead of cable, but determined that it would not work.
 - This winter, a drain pipe froze in unit C201. the pipe was repaired and insulation added to prevent future freeze ups. This unit drainage is unique, as it sits above the clubhouse.

VI. Actions Via Email

There were no actions taken via email.

VII. PUD Report

- a. Vicky Schafer – still no PUD. Vicky has attempted to contact the Snowdance Manor board president, but there has been no response from her. Currently at a stalemate. Everyone is cooperating when there are issues that need to be dealt with.

VIII. Old Business

- a. New parking passes are ready to be handed out at the annual meeting tomorrow. Parking signs and passes are effective to deter unauthorized parking.

- b. Water heater replacement – SRG will check to see if units B301 and C104 have been replaced or that the owners are working toward having the work done.
- c. New gas readings will be done by November 10 and get them to SRG by December 1. Another reading will take place in March.
- d. All new flowers will be ordered for the flower boxes next year and the bases will be replaced.
- e. Quiet hours – 10:00 pm to 8:00 am. Owners will be reminded at the meeting tomorrow.
- f. Billing adjustment – Kevin explained that the dues were billed incorrectly last quarter, and the correction will be made next quarter. The mistake was minimal, at less than \$10 per unit for the quarter.

IX. New Business

- a. 2013 Annual Owner Meeting
 - Board reviewed the annual meeting packet and made presentation assignments.
 - Owners will be reminded of quiet hours
 - Deb will discuss the process of Comcast digital conversion
 - 2013 Director – both board members whose terms are expiring are willing to continue to serve on the board.
 - Owners will be asked to bring extra books to the spa area to replenish the ones that have been taken.
- b. Exercise bike will be discarded since it is not working properly
- c. SRG and the Curry's were thanked for the work they provide to the complex. Thank you to Marie for planning the annual owner picnic.

X. Next Meeting Date

The next Board of Directors meeting will be held tomorrow after the annual meeting to elect directors.

XI. Adjournment

At 4:20 pm, Marie made a motion to adjourn the meeting. Vicky seconded and the motion carried.

Board approval _____ Date _____