



August 15, 2018

Dear Snowdance Manor Owner,

Please find the enclosed Annual Meeting notice/proxy form and the Agenda for the Annual Meeting. It is important that you take a moment to complete and return the proxy form. A quorum will be necessary to conduct business and your proxy will assure enough representation. Please return the proxy, even if you plan to attend, just in case you have a last-minute change in plans.

The Annual Meeting will be September 15, 2018 at 9:00 am in the Snowdance Manor lobby area. We hope you plan to attend. If you have any questions, please contact Kevin Lovett with Summit Resort Group Property Management at 970-468-9137 or by email at klovett@srgsummit.com

Discussion will take place at the meeting with regard to "Unit Remodels Encumbering Common Space, "GCE" (General Common Element). Owners will be asked for their feedback with regard to individual unit owners completing remodels of their units which expand their units into Common HOA space. Please review the enclosed "Unit Remodels Encumbering Common Space" document.

Thank you,

Summit Resort Group Property Management
Snowdance Manor Condominium Association Board of Directors

SNOWDANCE MANOR CONDOMINIUM ASSOCIATION
ANNUAL MEETING NOTICE and PROXY

August 15, 2018

Dear Snowdance Manor Owners,

The Annual Meeting of Snowdance Manor Condominium Association will be held on Saturday, September 15, 2018 at 9:00 AM in the Snowdance Manor Lobby Area. We are hoping all of you can attend this important meeting. Please return this proxy by mail, indicating whether you will be attending or not, as we need a quorum to conduct this meeting.

I (we) _____ of unit _____ plan to be present at the meeting of the Snowdance Manor Association at 9:00 AM, Saturday September 15, 2018 in the Snowdance Manor Lobby Area.

_____ Sorry, I (we) cannot attend. (Please execute proxy below)



PROXY

KNOW ALL MEN BY THESE PRESENT THAT I (WE) _____

OF _____ DO HEREBY CONSTITUTE AND APPOINT
Unit #

(Please name an owner or Board Member who will be attending the meeting)

My (our) true and lawful attorney for me (us) in my (our) name, place and stead to vote as my (our) proxy at the meeting of the members of Snowdance Manor Condominium Association, September 15, 2018 or at any adjournment thereof, according to the number of votes I (we) should be entitled to cast if there personally present, with full power of substitution, thereby ratifying all that my (our) said attorney, or his/her substitute, may do in my(our) behalf.

Signature/date/unit #

PROXY MUST BE RECEIVED NO LATER THAN September 13, 2018 TO:
SUMMIT RESORT GROUP
Attn: Kevin Lovett
PO BOX 2590
Dillon, CO 80435

Or by fax: 970-468-2556
Email: klovett@srgsummit.com



Snowdance Manor
Annual Owner Meeting Agenda
September 15, 2018 – 9:00 am
Snowdance Manor Lobby Area

- I. Call to Order
- II. Introductions/ Proof of Notice/ Quorum
- III. Review and approve minutes from 2017 Annual Owner Meeting
- IV. Financials
Year to date review
Budget discussion
- V. Managing Agents Report
Owner Education
- VI. Old Business
- VII. New Business
Unit Remodels Encumbering Common Space “GCE”
- VIII. Open Discussion
- IX. Board of Managers Election
- X. Next Meeting Date
- XI. Adjournment

Snowdance Manor
"Unit Remodels Encumbering Common Space"

The Snowdance Manor Governing Documents, Section 7. state "The Common Elements shall be owned in common by all of the Owners of the Condominium Units and shall remain undivided, and no Owner shall bring any action for partition or division of the Common Elements. Further, all Owners and the Association covenant that, except as provided in Section 21 here or, they shall neither by act nor omission seek to abandon, subdivide, encumber, sell, or transfer the common elements without first obtaining the written consent of 67% of the first mortgagees of the individual Condominium Units..." (note, section 21 is the "Damage Destruction Obsolescence or Condemnation" Clause).

At Snowdance Manor, from original construction, there exist within the building "GCE" (General Common Element) space in certain attic areas of the 4th floor. These areas are typically 5 ft x 10 ft "void" areas within the building which are not actively used. These areas are part of the original design and structure of the building.

Interest has been expressed from a unit Owner to remodel their unit and make their unit larger by including one of these void "GCE" spaces into their unit. The current stance from the Board of Directors is to not permit unit remodels which encumber these common spaces within the building for two primary reasons, Building Function and Ownership. It is unknown what impact a change to the building structure and design will have on the building and surrounding units and there are legal "ownership and platting" changes that would need to be made to the HOA documents.

The Snowdance Manor Association would like your input on unit remodel requests which encumber common space.

Additionally, an Owner has a concern with regard to a remodel project completed in a 4th floor unit in which the Board and County Building and Planning Departments have approved.

These items will be discussed at the 2018 Annual Owner Meeting.

Snowdance Manor

Board of Directors

2017-18

3 year terms

President

Marie Cramer

8610 Piney Creek Road

Parker, CO 80138

MarieCramer@comcast.net

Unit 402

Elected 2017

Secretary

Joan Reedy

PO Box 5343

Dillon, CO 80435

joaninco@gmail.com

Elected 2015

Treasurer

Paul Tosetti

31667 Broadmoor Drive

Evergreen, CO 80439

paultosetti@comcast.net

Elected 2016