

**SNOWDANCE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
September 9, 2023**

**I. CALL TO ORDER/INTRODUCTIONS**

The meeting was called to order at 9:08 a.m. at Dillon Town Hall.

Board members present were:

Ron Molinas, President, A304

Marie Osborne, Treasurer, A203

Sean O'Grady, Member, C104

Greg Moore, Vice President, B302

Vicky Shafer, Secretary, C304

Owners present were:

James Deist, A102

Laura Brookshire, A202

Ron & Judy Lindeman, B101

Carolyn Duffy, B202

Hunter Brown B301

Patty Blank, C102

Kenneth & Jennifer Reber, C105

Doug Hayne, C301

Jim and Roberta Harper C305

RKDC Properties, A103/A104

Marzetta Goldsmith, A302

Cindi Kelly, B201

Judith Rothman, B204

Sharon Moore, B302

Kenneth & Jennifer Reber, C105

Bruce and Denise Hargan C201

Gale & Bill Potter, C302

Representing Summit Resort Group was Noah Orth. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

With units represented in person and proxies received, a quorum was confirmed.

**II. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES**

**Motion:** A motion was made to approve the minutes of the September 10, 2022 Annual Meeting as presented. The motion was seconded and carried.

**III. PRESIDENT'S REPORT**

Ron Molinas reported that it has been strenuous year. The deck replacement project was undertaken following a report that indicated the structure was compromised and the decks would have to be closed or replaced. The project is not quite completed. There were some issues with stucco damage. The drains were scoped and flushed. A Special Assessment was necessary to fund the deck project. There are recurring plumbing problems

Pete and Maria Sims and Noah Orth were recognized for their work at the property. They have provided amazing service.

**IV. TREASURER'S/FINANCIAL REPORT**

*A. Balance Sheet and Income Statement as of June 30, 2023*

As of June 30, 2023, the balances were \$75,245 in Operating and \$179,007 in Reserves for a total of \$254,252. The Association was operating \$6,722 unfavorable to budget. There

were unfavorable variances in Insurance (\$1,973), Annual Meeting (\$654), Repairs & Maintenance (\$3,657), Trash Removal (\$641), Clubhouse (\$3,434) and Landscaping (\$2,109). There were favorable variances in Water & Sewer (\$1,716), Snow Removal & Supplies (\$3,430), Cable (\$463), Manager's Unit (\$400), Laundry Room (\$480) and Contract Hours (\$900).

**Motion:** A motion was made to approve the June 2023 financials. The motion was seconded and carried.

- B. Year-End Operating/Replacement Fund/Balances/Assessments/Dues Increases/Projections*  
The goal is to maintain a Reserve balance of \$65,000 - \$70,000. The balance as of the end of July was \$78,000 and there is an outstanding expense of about \$41,000 for the Building C Deck. A loan or line of credit will be obtained from a bank using the Manager's unit as collateral to cover cash flow needs. An \$11,000 deficit is projected at the end of the current fiscal year.
- C. 2024 Board Approved Budget*  
Ron Molinas said the 2024 Budget was developed based on 2023 actuals and projections. There was a reduction to the Snow Removal line item but it is not known what the new vendor will be charging. There will be a 12.75% increase to the 2024 Budget for operating expenses. This necessitates 12.75% dues increase. The primary drivers are an anticipated 16% increase for insurance and an increase to the Management Fee. He said it is very likely another 7% - 10% dues increase will be necessary next year.
- D. Budget Ratification*  
There were no owner objections and the 2024 Budget was deemed ratified as presented.

## V. MANAGING AGENT'S REPORT

- A. Projects Completed*
1. Asphalt crack sealing was done by Jet Black at a cost of \$4,780.
  2. The Building C heat tape and gutters were upgraded at a cost of \$9,106.
  3. A structural inspection was completed for Building C at a cost of \$1,500.
  4. The bridge was inspected at a cost of \$2,900.
  5. A backup sump pump was purchased.
  6. The spa heater and heat exchanger were replaced.
  7. The roof was inspected.
- B. Ongoing Tasks*
1. Building A and B drains were cleared. Building C is scheduled for September 18 – 19.
  2. The Building C sump pump will be inspected.
  3. The Building C deck work is ongoing.
  4. The Clubhouse spa filter will be replaced.
  5. The concrete slab in front of the dumpster door will be replaced.
  6. The Board will be discussing how to protect the Hardiboard siding.
  7. A warranty claim is being considered for some areas of the flat roof.
- C. Items to Report*

1. There were repairs to damage in A102 caused by a cracked sewer line.
2. One of the bathrooms in A102 is being remodeled following damage caused by a leak originating in A202.

## VI. OLD BUSINESS

### A. *Gas Readings*

There are 23 units with gas fireplaces. Gas meter readings are done twice annually, and owners are billed for their usage. The next gas billing will reflect February - August 2023 gas usage.

## VII. NEW BUSINESS

### A. *Keystone Incorporation Update*

Sarah Keel reported that the vote in March passed and Keystone will become a town. Nine Commissioners were elected to draft the Home Rule Charter, which defines the governmental structure for the town. It has been completed and submitted. The vote to approve the Charter will occur on September 26<sup>th</sup>. If it is not approved, the Charter Committee can make revisions and submit it for a second vote. If it is not approved the second time, Keystone will become a statutory town, which is much more restrictive. If it passes, there will be another election for six Town Council members, a Mayor and a Town Manager. Terms will be four years and staggered. Going forward, elections will be held on the first Tuesday in April. The Charter does not include any new taxes or short-term rental restrictions. Implementing new taxes will require approval by the voters. The Town will handle Planning and Zoning but building permits will still be controlled by the County.

Registered voters can vote, run for elected positions, serve on community boards and commissions and initiate petitions. Stakeholders (non-registered voters) have those same rights, with the exception of voting. All public meetings will have remote access.

### B. *Building C Decks*

An engineering study was done and identified water penetration issues that resulted in mold in six units, warped and rotten beams and missing bolts. Many of the support beams had to be reinforced.

A couple of things were missed in the proposal process, including the color of the railings and the railing alignment. The railings have passed inspection and are much sturdier. There is a punchlist with the contractor. He will be replacing 30% - 50% of the decking because of the damage caused by a solvent used to clean stucco material off the deck surface. Some of the subflooring may also need to be replaced. An insurance claim has been filed and once it is approved, the decking will be replaced. Owners should report any incidental damage to Noah Orth.

There were owner comments regarding their dissatisfaction with the misaligned railings. It was noted that the cost to remedy the problem would be at least \$35,000. The main problem was the result of reusing the existing railings, which were not the correct size after the beams were reinforced. The contractor has made some concessions, such as cutting the price of the painting in half. Another issue was that the initial contractor estimate was

understated because he used an incorrect number of decks, which resulted in a \$50,000 cost escalation about halfway through the process. Painting was included in the first estimate but was dropped at some point. The contractor wants to fix the problems one section at a time with as little disturbance as possible. The work should be completed by Thanksgiving.

An inspection will need to be completed for Buildings A and B and an engineering study will probably be done at some point in the future.

The Hardiplank boards will be caulked and sealed to prolong the useful life. A waterproof membrane and flashing have been added.

*C. Hot Water Heaters*

There is now a requirement for owners to replace their hot water heaters based on the warranty (usually 6 to 12 years) to prevent damage from leaks. Four hot water heaters are due for replacement this year and seven next year. The replacement must occur by September 30<sup>th</sup>. Owners are asked to inform Noah Orth of their warranty term so it can be tracked.

*D. New Parking Passes*

The new passes are yellow and must be used starting January 1, 2024. The Static Cling parking passes should be located on lower section of the driver's side front windshield

*E. Screen Doors*

Bill Potter identified a viable retractable screen door option and three have been installed. Purchase, installation and maintenance are an individual owner responsibility.

*F. Bike Storage*

There is no current solution for onsite bike storage. Options could include approaching a neighboring property about renting space in their garage or renting a storage container. The Board is looking for an owner volunteer to take on this project. Noah Orth noted that a survey was sent to the membership regarding interest in bike storage and there were only three affirmative responses. It might be possible to pursue a seasonal bike rental at a reasonable cost to eliminate the need for storage.

## **VIII. OWNER EDUCATION/FORUM**

*A. Insurance Reminder and Claims Process*

The Association policy is an inclusive policy. Any leak identified within 14 days is considered active and is covered. Any leak over 14 days is considered long term and is not covered. Owners are responsible for leaks originating from items such as toilet rings. Owners are encouraged to regularly inspect their units for leaks. Shut off valves should be exercised. Noah Orth noted that owners need to carry coverage for their unit interiors and should inform him of any claims that are filed.

*B. Garbage Disposal Use*

Improper use of the garbage disposal can result in clogs and flooding of first floor units. Information was provided in the meeting packet regarding items that should not be put down the garbage disposal.

*C. Bear Issues*

Owners are advised to use caution when accessing the dumpster as there have been reports of bears getting inside the enclosure. Food should not be left in cars.

*D. House Rule Changes*

Fire tables have been added to the list of prohibited items on the decks.

*E. Communication*

The Board plans to issue two newsletters annually around the holidays and the start of summer. The Board is considering a Zoom meeting in February or March to update owners on the progress of projects.

**IX. ELECTION OF DIRECTORS**

The terms of Vicky Schafer and Marie Osborne expired. The candidates were Vicky Schafer, Marie Osborne, Sarah Keel and Bill Potter. There were no other nominations from the floor. Since there were four candidates for two positions, the election was conducted by secret ballot. Ballots were tallied and Vicky Schafer and Bill Potter were elected for two year terms.

**X. NEXT MEETING DATE**

The next Annual Meeting will be held September 7, 2024 at 9:00 a.m.

**XI. ADJOURNMENT**

The meeting was adjourned at 11:50 a.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature