

**SNOWDANCE MANOR ASSOCIATION
ANNUAL OWNER MEETING
September 10, 2022**

MINUTES - Draft

I. CALL TO ORDER/INTRODUCTIONS

The meeting was called to order at 9:02 a.m. in the Snowdance Manor lobby and via videoconference.

II. INTRODUCTIONS/PROOF OF NOTICE & QUORUM

Board members present were:

Marie Cramer, President, #402

Paul Tosetti, Treasurer, #207*

Krister Sorensen, Secretary, #203*

Owners present (*via teleconference, ^ proxy) were:

Michael & Molly O'Shea, #101^

Michael, Kelly, Scott Woodward, #102^

Mitchell Anderson/Gene Smaciarz, #104*

Lawrence & Sondra Dillon, #201*

Gunther & Brooke Millstone, #202^

Patrick & Anna Visocky, #204

Michael Devine/Mary Toomey, #206*

Mary Ann Cope, #208

Jaci Spencer, #209*

Paul & Betty Ley, #303

Charlotte Steffens, #304

Julie & George Buckland, #307

Thomas Eldridge, #401

Brian & Andrea Heinke, #405^

Mark Chapin, #408

Peter & Rita McConnell, #409^

Representing Summit Resort Group were Kevin Lovett and Steve Wahl. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

Notice of the meeting was sent August 10, 2022. With units represented in person and 13 proxies received, a quorum was confirmed.

III. REVIEW MINUTES OF LAST MEETING

Motion: Sondra Dillon moved to approve the minutes of the September 18, 2021 Annual Meeting as presented. Thomas Eldridge seconded and the motion carried.

IV. FINANCIAL REPORT

A. Balance Sheet and Income Statement as of June 30, 2022

As of June 30, 2022, the balances were \$5,283 in Operating, \$37,784 in the Alpine Bank Reserves and \$300,765 in Vanguard Investments.

Total Expenses were \$21,393 (10.5%) unfavorable to budget year-to-date.

Paul Tosetti noted that most of the Vanguard investments are in CDs and are covered by FDIC insurance. There is a small portion (about \$20,000) invested in a conservative mutual fund.

V. MANAGING AGENT'S REPORT

Kevin Lovett thanked the on-site staff and the Board for their assistance with projects and good communication.

A. *Project Update*

Steve Wahl reviewed highlights of the report of completed projects:

1. Renewed the insurance policy.
2. Cleaned the exterior windows in the common areas and provided the option for owners to opt in to have their own windows cleaned at owner expense
3. Completed spring clean-up and preparation of the landscaping.
4. Deep cleaned the public bathrooms.
5. Cleaned and polished all ski lockers.
6. Touched up the paint in the interior hallways.
7. Tested the fire system and elevator per State requirements.
8. Upgraded the fire system to cellular service.
9. Inspected the fire suppression and irrigation backflows per State requirements.
10. Upgraded the parking signs.
11. Inspected and cleaned the fireplaces.
12. Replaced laundry equipment with new machines which now accept credit card payments.
13. Cleaned the drains and inspected the sump pump.
14. Upgraded the pool area furniture.
16. Completed the garage engineering report. Overall, the engineer confirmed the parking garage structure is structurally sound. There is some water penetration but it was confirmed that there is no problem with the structure. The recommendation was to install a metal pole to monitor any movement of the retaining wall, but the Board feels the money would be better spent to address the source of the leak. A proposal will be obtained to excavate the asphalt drive where it meets the concrete structure, improve water proofing (possible French drain) and improve the watertight seal between the concrete deck and the asphalt. The cracks in the top deck were sealed and the surface was patched.
18. Replaced the carpet in the public spaces and used thicker pad which feels great to walk on and has reduced noise.

Pending/future projects:

1. Sauna unit replacement. Sauna unit is on order. Signage will be added with the new sauna unit to remind users that it is a dry sauna.
2. Building entry code seasonal change will be made and communicated to all owners.
3. Security cameras. The Board is discussing adding cameras in the pool area as a tool for identifying the parties responsible for vandalism. There was a suggestion to investigate a pool door lock that requires a code that could be linked to the unit.

Kevin Lovett reminded owners that there is a standard for door locks (a deadbolt and Resort Lock). Owners interested in changing out their unit entry locks are to contact SRG for guidelines.

VI. OWNER EDUCATION

The Association insurance policy information and letter were provided in the packet. The policy was switched to Philadelphia Insurance Company based on a lower premium and similar coverage. The deductible was increased to \$5,000 from \$2,500 which is standard for many HOAs. The policy covers original grade (initial construction) construction. Owners are strongly advised to carry a HO6 policy for their unit. The coverage should include liability, contents, in-unit upgrades, loss of use and deductible assessment. Owners were reminded that the Association has a policy that specifies they are responsible for the cost of repairs to damage in other units and common areas if there is a leak originating in their unit. Hot water heaters should be replaced every ten years. There are small sensors that can be purchased at home centers that send an alert when there is a water leak. All water supply lines should be steel braided (toilet supply lines, sink supply lines, washer/dryer supply lines & ice maker lines).

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

A. Owner Comments

1. There was a request to replace the second-floor garage entrance door handle with a lever so it is easier to open when carrying items.
2. There was a request to allow storage of up to two bicycles on decks. Marie Cramer noted that bringing bicycles into the building can result in damage. There is a bicycle rack by the garage on the north side of the building and a locked storage area available at south side of the building in which owners can rent space. It is not an option to use a garage space for bike storage due to the PUD. There was a suggestion to look at enclosing the area under the lower-level stairs to the second floor for bike storage. The Board will take this under consideration and will add this topic to the next agenda. A motion was made to allow up to two bikes to be stored on balconies, but the motion was not seconded and did not come up for a vote.
3. There was a question regarding firewood. Kevin Lovett said it is more difficult to get firewood delivery than it used to be. He recommended trying Hester's north of Silverthorne. Plumbing the building for gas fireplaces is not an option since there is no gas service at Snowdance Manor and running gas lines from the north side of Hwy 6 is viewed as prohibitive.
4. There was a request to have touch-up paint available for owner use. Kevin Lovett will follow up.
5. There was a question about installation of an electric vehicle charger. Marie Cramer said the building has issues accommodating the existing electrical demand. Owners are required to obtain County permits for any electrical or plumbing work. Changing light fixtures can put a strain on the breakers. Due to the limited amperage in the building, the roof heat tape has to be operated in phases to avoid tripping the breakers. Adding another transformer would cost around \$20,000.
6. There was a request to revisit the issue of recycling. Marie Cramer said recycling has been provided in the past but there were ongoing problems with trash contamination and the Association was fined. She noted that recycling is available at the Fire Station and in Silverthorne. Kevin Lovett added that many visitors are

unaware that Summit County does not allow glass or plastic bags in commingled recycling, which is different than other parts of the country. When visitors mix those items into the recycling, the entire bin is disposed of as regular trash.

7. 2023 parking passes will be florescent green in color. SRG will be mailing two passes out to each owner prior to November 1, 2022. These are to but used by owners, guests and tenants. Parking passes are required for all vehicles being parked at Snowdance Manor.

B. Property Manager Unit Lease Increase Discussion

The Association pays rent to an owner to provide a unit for the onsite Managers AJ and Kelly. The existing 2017 lease rate has been below market value and the lease comes up for renewal in October. The owner has requested a \$500/month increase, which was not considered in the budget. Summit Resort Group has offered to pay \$300 of the increase and the Association will pay the other \$200. The unit owners are willing to extend that rate for a new five-year lease. The onsite Managers are responsible for shoveling snow, vacuuming the building, maintaining the building, picking up trash, cleaning the common areas and bathrooms, lawn maintenance and maintaining the pool and hot tub. Paul Tosetti felt the option of sharing the onsite person at Snowdance should be explored before signing the lease. Kevin will review the on-site manager list of responsibilities.

Kevin Lovett encouraged owners to report issues at the property to the main SRG office during regular hours and to the after-hours number outside of business hours so the correct person can be contacted to respond. When the onsite Managers are off, other SRG employees cover for them. He asked owners to contact him if they experience any uncomfortable interactions with the onsite Managers so he can address the concerns.

Marie Cramer said the biggest complaint from owners is illegal parking. Kevin Lovett said cars have been towed in the past. He pointed out that the upper lot is not Snowdance Manor property so SRG cannot enforce restrictions in that area. He has talked to William Fuller, the new owner of the commercial property, about parking enforcement and removal of the maroon car. New state legislation went into effect this summer. One of the new Colorado Legislative bills passed this summer has increased towing requirements making it difficult to tow vehicles "same day". There is only one company in Summit County that will tow for Associations because of the new law, and their priority is helping stranded motorists. Booting cars is still allowed but dealing with upset vehicle owners when the boot is removed can be problematic and dangerous. SRG will continue to sticker unauthorized vehicles. An owner commented that the new law allows for towing without 24 hours notice if a parking pass is required; this will be investigated further. Kevin Lovett strongly encouraged the use of hang tags as they can serve as a deterrent to unauthorized parking.

Action Item: Kevin Lovett will request an opinion on the towing restrictions from the attorney.

IX. OPEN DISCUSSION

A. Parking Garage

There was discussion about the ownership of the garage. One owner believes the entire garage is Snowdance Manor property and has concerns about the long-term maintenance and condition of the upper deck. Marie Cramer summarized the history of the garage.

B. Pool Closures

As has historically occurred each year, pool area seasonal closures will continue. The pool will be closed on Monday, September 12, 2022 – November 17, 2022 and will re-open one week prior to Thanksgiving. The spring closure will occur on April 17 – 25, 2023 after ski season. The pool area will be closed September 11 – November 23, 2023.

X. BOARD OF MANAGERS ELECTION

The term of Paul Tosetti expired and he was willing to run again. There were no other nominations from the floor.

Motion: A motion was made to elect Paul Tosetti for a three-year term. The motion was seconded and carried.

XI. NEXT MEETING DATE

The next Annual Meeting date was not set.

XII. ADJOURNMENT

Motion: Mary Ann Cope moved to adjourn at 11:18 a.m. Marie Cramer seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature