



**Snowdance Manor
Board Meeting Agenda
April 16, 2024 – 2:00 pm
Via Zoom**

MINUTES

- I. Call to Order
 - A. The meeting was called to order at 2:04
 - B. Meeting attendees included:
 - i. Marie Cramer, President
 - ii. Paul Tosetti, Treasurer
 - iii. Krister Sorensen, Secretary
 - iv. Kevin Lovett, SRG
 - v. Steve Wahl, SRG
 - C. Quorum was met

- II. Owners Forum
 - A. Other than Board members, no other owners were in attendance.

- III. Review minutes from 4/18/23 BOD Meeting, 5/16/23 Budget Ratification Meeting
 - A. The 4/18/23 and 5/16/23 minutes were included in the Board packet sent prior to the meeting.
 - B. No revisions to the minutes were requested.
 - C. A motion to approve the 4/18/23 and 5/16/23 minutes was made by Marie Cramer, the motion was seconded by Krister Sorensen and approved unanimously.

- IV. Ratify Actions Via Email
 - 5/1/23 Draft Budget Approval
 - 6/16/23 Window Washing Notice Approval
 - 9/25/23 Annual Meeting Minutes Approval
 - 9/26/23 Tree Trimming Approval
 - 10/12/23 Plowing Contract Approval
 - 1/2/24 2024 Meeting Schedule Approval
 - 3/27/24 Tree Treatment Disapproval

A motion to ratify the above Board approved actions via email was made by Marie Cramer, the motion was seconded by Krister Sorensen and approved unanimously.

- V. Financials
 - A. Year to Date Review
Financial Report as of February 28, 2024
February 28, 2024 month end financials report that we have \$12,940 in Operating and \$39,610 in reserves plus \$321,337 in the Vanguard Investments account (\$360,947 total reserves).

The HOA P&L shows \$152,139 of actual YTD (July '23-Feb '24) expenditures vs \$155,143 of budgeted expenditures resulting in expenses being \$3,004 under budget YTD (1.9% under budget).

Areas of significant expense variance

600 Legal	\$4,103 over budget
663 TV Cable/Wifi	\$1,242 over budget
666 Snow Removal	\$1,392 over budget
669 Electricity	\$3,316 under budget
670 Fire Protection	\$2,730 over budget
681 Pool Maint	\$1,130 over budget
850 Reserve Fund Cont	\$11,000 under budget

2 of 3 reserve transfers have been made YTD, \$11,000 short YTD

B. 2024-25 Budget

-Board to review, modify, approve

The SRG prepared draft budget had previously been sent to the Board in the meeting packet. This draft budget was reviewed line by line with the Board. The draft budget initially included an 8% increase in operating expenses and 7% dues increase. A few line items were reduced bringing the total operating expense increase to 7% and lowering the dues increase from 7% to 6% for 2024-25.

-Budget ratification meeting needs to be set in May

Steve will be resending the modified budget to the Board for an email vote. The budget ratification meeting will be set after final approval of the 2024-25 budget by the Board.

VI. Managing Agents Report

A. Completed Items

- Unit Lock Project Completed
- Elevator Phone Line Completed
- 2023 Income Tax Returns Completed
- Fire Extinguisher Inspections
- Annual Backflow Tests Completed
- Annual Fire Alarm Test Completed
- Annual Fire System Inspection Completed
- Annual Fire System Inspection – Garage
- 2023 Tree Straying
- Window Cleaning
- Replaced three Garage LED Light Fixtures
- Replaced Interior Hall Light Drivers
- Monthly Elevator Tests Completed
- Hot Tub Pump Replacement
- Pool Area Air Circulation Repairs
- Two Pool Cleanings for Feces
- 206 Final Unit Deck Carpet Installation Completed
- Hose Spigot Replacement
- Sand Filter Repair
- Painted Upper Garage Catwalk
- Installed Gutter/Heat Tape Over North Lower Level Entry

B. Old Business

- Garage repairs
- Garage upper deck
- Parking lot seal coating/stripping

All of these topics need to be discussed with the PUD partners. SRG will attempt to contact PUD leaders to start a dialog. The recent commercial building sales has fallen through. William Fuller remains the owner of the commercial building and that PUD partner contact.

C. New Business

-Insurance renewal

Kevin has been in contact with our existing provider and additional potential providers and is awaiting proposals from all parties. All evidence points to a renewal proposal from the existing provider.

-Property management agreement renewal

Renews July 1, 2023

Renewal was given to Marie by Kevin

-Commercial Building Sale – the commercial building had an accepted offer but the sale has fallen through. The current owner is working with attorney's and is promoting the building as a ski-in-ski out with full use of the upper parking ramp. The building did not appraise high enough to justify the sale price causing the sale to fall through. There is a question about whether the existing parking ramp case can be closed out with prejudice. The current owner is asking for the case to be closed without prejudice which would give SDM no future recourse regarding parking spots on the upper ramp.

-PUD – the SDM Board feels it is important to pull the PUD back together. The last meeting was in 2021. The lawsuit over the upper parking ramp use should be resolved first. Some of the title work related to the upper ramp parking is messy.

-The Board wishes to have the lock policy resent to all Board members.

-Projects 2024

Window cleaning – do this once per year

-Tree treatments – This was done in 2023, the HOA will not do it in 2024

-Tree Trimming – This was done last year, review at property walk this Spring

-Fire system inspections - completed

-Fire extinguisher inspections – SRG has one provider, SDM will be included in the annual inspections

-Routine drain cleaning/sump pump inspections (Spring 2024)

-In unit fireplace cleanings/inspections (scheduled for 4/26/24) – because the fireplaces get used so infrequently, the BOD chooses not to do this in 2024. The 4/26/24 cleanings/inspections will be cancelled.

-In Unit Electrical/Plumbing Inspections – Steve is to run this proposal by the Board for review

VII. Next Board Meeting Date

A. Budget Ratification – May, final date to be set after the Board finalizes the 2024-25 budget.

B. 2024 Annual Meeting 9/21/24 @ 9:00

VIII. Adjournment

A. The meeting was adjourned at 3:24