



**Snowdance Manor
Board Meeting Agenda
April 18, 2023 – 10:00 am
Via Zoom**

Minutes

- I. Call to Order
 - The meeting was called to order at 10:04 a.m.
 - Meeting attendees included:
 - Krister Sorensen, Secretary
 - Marie Cramer, President
 - Paul Tosetti, Treasurer
 - Kevin Lovett, SRG
 - Steve Wahl, SRG
 - Quorum was achieved
- II. Owners Forum
 - The meeting was posted to the HOA website
 - With the exception of Board members, no owners were present at the meeting
- III. Review minutes from 4/9/22 Board Meeting and 5/19/22 Budget Ratification Meeting and 8/25/22 Board Meeting
 - A motion to approve the above minutes was made by Marie Cramer, seconded by Krister Sorensen and approved unanimously
- IV. Ratify Actions Via Email
 - 8/11/22 Unit 201 rental agreement
 - 9/2/22 Annual meeting packet approval
 - 9/8/22 Garage wall engineering proposal approval
 - 10/26/22 Pool door lock disapproval
 - 1/25/23 Lock policy update approval
 - 1/26/23 Door lock policy revision approval
 - A motion to ratify the above actions via email was made by Marie Cramer, seconded by Krister Sorensen and approved unanimously.
- V. Financials
 - Year to date review
 - Financial Report as of February 28, 2023

February 28, 2023 month end financials report that we have \$10,607 in Operating and \$35,120 in reserves plus \$304,525 in the Vanguard Investments account (\$339,645 total reserves).

The HOA P&L shows \$134,486 of actual YTD (July '22-Feb '23) expenditures vs \$142,328 of budgeted expenditures resulting in expenses being \$7,842 under budget YTD (5.5% under budget).

- The P&L shows a \$7,905 ordinary income
- There is supposed to be an \$11,000/qtr transfer to reserves
- Two of the three YTD reserve transfers have not been made due to cash flow
- The \$7,905 net income less the \$22,000 in missing reserve transfers nets a \$14,095 shortfall in operating funds YTD
- This is partially caused by the fact that SDM has quarterly dues collections. Dues will be collected again in April, 2023. This is not reflected on the February 2023 financials.

Vanguard Account

Paul Tosetti, the HOA treasurer, is required by Vanguard to get updated authentication so he has access to the account and the account statements. Paul Tosetti continues to perform the role of HOA treasurer and should have authority to get updated authentication to the HOA Vanguard account. Marie Cramer, HOA president, should be authorized as a second signer on the account as well.

A motion to allow Paul Tosetti updated authentication and Marie Cramer a secondary signer role was made by Marie Cramer, seconded by Krister Sorensen and approved unanimously.

2023-2024 draft budget

-Board to review, modify, approve

A. Budget Discussion

- a. Why is there a second small Comcast charge monthly?
Steve has sent an inquiry to Comcast. There is a Century Link charge for Fire Sprinkler system communication. It appears that the secondary Comcast charge is for the caretaker unit. Awaiting confirmation on this from Comcast.
- b. Unit 201 caretaker's unit rent increased by \$1,500/mo with the September 2022 renewal. SRG agreed to cover \$300 of the expense via a \$300/mo reduction in the management fee.
- c. \$150 charge for "Curry's after hours call to investigate smoke smell"
- d. Charge for Leo's Roofing ice and snow removal

- e. There is a \$150 carpet cleaning charge that needs to be moved from the 674 Cleaning-Maintenance account to 671 Repair/Maint – General

B. Budget Revisions

- a. 602 Miscellaneous – Why this was so high last year? The Annual Meeting minutes and mailing was about \$650. I will make sure that this year's annual meeting mailing is double sided and black and white, but we should not take this down too much.
 - b. 621 Insurance - We have an actual insurance bill since the draft budget was created. This will be taken down to the actual insurance expense of \$20,529.
 - c. 663 TV/Internet – the second Comcast charge appears to be for the caretaker's unit. Checking with Comcast on this.
 - d. 671 Repair & Maint – 11/1/22 \$750 charge for #101 ceiling repair will be charged to owner of #201. Two \$450 charges to Leo's Roofing are legitimate expenses for large ice removal from east side (areas not over balconies) and area above the entrance.
- Steve will make revisions to the draft budget as presented in the meeting based on the above discussion items. The revised draft budget will be sent to the Board along with the minutes for approval.
 - Budget ratification meeting is set for 5/16/23

VI. Managing Agents Report

A. Completed Items

- Sauna replacement
- Unit Entry door locks
 - 408 completed 4/17/23
 - 404 Owner wants to take care of this, Steve to follow up
- New washers/dryers
 - Replaced and some repairs were done on new machines
- Balcony corner repairs
 - This was completed las Fall before the snow fell
- Bathroom paper towel dispensers were replaced
- Slip and fall insurance submittal was completed
- Heat tape electrical inspection
 - Steve had the hot edge inspected and met with an electrician. The electrician suggested that the hot edge turning on and off creates a large initial load and suggested leaving the heat tape on with no timers. This seems to have worked. The roof ice situation was improved. The heat tape has been turned off for the season.

B. Old Business

- Garage repairs
- Garage upper deck – PUD
 - Steve has reached out to William Fuller at Summit County Mountain Retreats asking if this project is on his radar this year. Steve provided

a recommendation of Kyle Faith at Summit Sealants as a potential resource.

-Garage gate

Proposals were provided to the Board for a lift gate and a swing gate option from DH Pace and Strategic Fence. This is begin deferred until the budget better accommodates the project.

-Storage lockers

Proposals from Blusky, BH Enterprises, MCI and Transblue have been presented. This is on hold until funding is more favorable.

-Parking lot seal coating/stripping

Steve is working to obtain recommendations on condition and timing and plans to provide proposals to the Board.

-305 balcony flooring

This project was approved for last Fall but material had to be ordered and we ran out of warm weather. This will be completed this Spring based on favorable weather.

-Parking passes/ stickers 2023-24

2024 parking passes will be ordered and distributed this Fall. SDM will follow Snowdance's lead on the color selection.

-HB1137 Policy Changes

Three of SDM's original polices had to be updated to meet changes passed in House Bill 1137. These three policies were sent to Marie for e-signature.

1. Collection Policy
2. Conduct of Meetings Policy
3. Enforcement Policy

C. New Business

-Insurance renewal

Philadelphia insurance package

Less than \$2,000 premium increase!

Kevin shopped the market with multiple brokers

Most HOAs in Summit County are seeing significant rate increases and many HOAs are challenged to get providers to cover them

Farmer's denied renewal due to railings being out of code

American Family proposal is approximately 3x current policy rate

State Farm proposal is approximately 4x current policy rate

-Property management agreement renewal

Renews July 1, 2023

One year renewal with no increase to fee

-Owner's request for up to two bikes to be stored on unit decks, requested rule change

This request was denied

The Board chose to stick with the existing policy

Concerns about wear and tear on the common areas due to bikes being moved through the lobby and hallways. There is an outdoor bike rack on the north side of the building and

owners have the option to rent an indoor bike space in the bike room at the south side of the building.
Could the outside bike rack be moved into the garage? The rack can't be put in front of the electrical room. Access to this is required per fire code. All other locations in the garage are actual parking spaces.

-Projects 2023

Window cleaning – follow same actions as LY

Tree treatments

Spruce – no to tree treatments this year

Aspen – no to tree treatments this year

Fire system inspections

Fire extinguisher inspections

Routine drain cleaning/sump pump inspections (Spring 2023)

In unit fireplace cleanings/inspections (scheduled for 4/20/23)

Pool seasonal closing (closing 4/18-6/27 & 9/18-11/17)

Window wash (approx. \$2k)

-Discussion

a. The BOD expects the south lawn to be better watered this summer so there are no dry edges on the lawn

VII. Next Board Meeting Date

A. 2023 Annual Meeting 9/16/23 @ 9:00

B. Budget Ratification Meeting 5/16/23 @ 4:00

VIII. Adjournment

-A motion to adjourn the meeting was made by Paul Tosetti, seconded by -
Krister Sorensen and approved unanimously.

-The meeting adjourned at 11:57.