

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 7, 2019**

I. CALL TO ORDER/INTRODUCTIONS

The meeting was called to order at 9:06 a.m. in Dillon Town Hall.

Board members present were:

Greg Moore, President, B302	Ron Molinas, Vice President, A304
Vicky Shafer, PUD Representative, C304	Marie Osborne, Treasurer, A203
Chris Landrum, Secretary, A201	

Owners present were:

Chudacoff/Deist, A102	Trimpey, A103
Keel, A104	Landrum, A201
Brookshire/Strain, A202	Osborne, A203
Propst/Perun, A204	Molinas, A304
Lindeman, B101	Rodgers, B102
Kelly, B201	Steffens, B 203
Rothman, B204	Brown, B301
Reber, C105	Winger, C202
Hajek, C204	Hayne, C301
Schafer, C304	Harper, C305
Quinn, C306	

Representing Summit Resort Group were Katie Kuhn and Pete Simms. Erika Krainz of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE & DETERMINATION OF QUORUM

Notice of the meeting was sent August 13, 2019. With properties represented in person and proxies received, a quorum was confirmed.

III. REVIEW MINUTES OF LAST MEETING

Motion: Laura Brookshire moved to approve the minutes of the September 8, 2018 Annual Meeting as presented. Marilyn Brown seconded and the motion carried.

IV. FINANCIAL REPORT

A. Balance Sheet and Income Statement as of July 31, 2019

As of July 31, 2019, the Association balances were \$93,212 in Operating and \$134,148 in Reserves.

The Income Statement reflected a \$22,711 positive variance in Operating expenses. Significant variances included:

1. Insurance - \$8,028 favorable to budget.
2. Repairs & Maintenance - \$2,021 favorable to budget.
3. Water & Sewer. - \$4,458 favorable to budget due to timing of the invoice.

4. Snow Removal - \$1,140 favorable to budget.
5. Cable TV - \$4,190 favorable to budget.
6. Utilities - \$1,888 favorable to budget.
7. Contract Hours - \$1,000 favorable to budget.

C. *2019/2020 Budget Ratification*

The budget as drafted includes a \$15/unit/month dues increase to cover higher internet costs.

Motion: Bill Brown moved to ratify the 2019/2020 Budget as presented. Catherine Propst seconded and the motion carried.

V. FACILITIES REPORT

A. *Completed Operating Projects*

Katie Kuhn reviewed highlights of the report completed projects that was included in the meeting packet:

1. Spa boiler repairs: replaced the heat exchanger, reworked the venting and painted anti-slip lines.
2. Seal coated and striped the asphalt.
3. Installed new Christmas lights.
4. Installed trim on the Building A storage windows.
5. Added gutter on Building B and C.

B. *Pending Items*

1. Fix the concrete outside the laundry room.
2. Repair cracks on the front and back decks this fall.

Owner comments addressed the following:

1. Drainage – The drainage on the front side of Building A pools and freezes due to improper grading. The Board will follow up.
2. Bird Nests – Spikes were installed to deter pigeon roosting but the robins are building nests and incorporating the spikes for support in the outside stairwells of Buildings B and C. It is illegal to remove the nests once eggs have been laid. Owners were asked to inform management when they see nests being built.
3. Dying Spruce Tree – The tree in front of the building is sprayed for scale once or twice annually but it is reaching the end of its life. It will be removed when it dies but it will leave an unsightly gap. There are some branches with no needles that should be pruned.

VI. NEIGHBORHOOD REPORT

Snowdance is a member of the Keystone Owners Association along with 43 other Keystone-area Associations. Greg Moore attends the Annual Meeting in July. There will be 700 beds added in the Keystone area in the next two to three years, including some deed restricted units and employee housing. Clearwater Lofts will be a new condominium complex with 65 units by the Decatur property and 40 new units are being built at The Seasons. One River Run will be three buildings in the gondola parking lot with 107 hotel rooms, 62 condominiums and commercial space. It is expected to be a two-year project but the County has not yet granted final approval.

Vail Resorts is investing \$6 million for 52 new snowmaking guns. The goal is to have Keystone open in mid-October. The Montezuma lot may be converted to paid parking this winter. There are some new pass products, including the Keystone Plus pass that includes Breckenridge and Epic Day passes for one to seven days (pre-purchase only) at a lower price point than the daily rate.

The County Commissioners realize Razor Drive is a problem. CDOT wants Vail Resorts, Arapahoe Basin and the County to spend \$400,000 for a traffic study but the County Commissioners do not want to spend the money. A study will be done in 2020 to determine if hazmat vehicles can be permitted through the tunnel. The asphalt millings from Loveland Pass were given to Loveland and Arapahoe Basin for use in their parking lots and County for the Dump Road.

The County implemented Short Term Rental Regulations in June. The County had received 3,600 applications received by July but has only approved about 500 thus far. The County has been paying six seasonal Rangers to follow up on camp fires in the backcountry. Additional fire mitigation work is being done in Keystone Gulch. There are only two Sheriff Deputies on duty at night for the entire County.

VII. OLD BUSINESS

A. *Roof Inspection*

The roof inspection identified several areas that needed re-caulking, which has been done. The rest of the roof is in good condition.

B. *Bridge*

Snowdance owns the bridge. Four years ago, an agreement was drafted to assign primary liability to the County. Snowdance agreed to inspect the bridge every two years. Two years ago, the inspection identified concrete cracks that needed to be sealed to prevent corrosion of the rebar within one year. There are also rotting boards on the Keystone side, cracks in railings, loose timbers (repaired), painting (repaired) and general decking work. The boulders that were protecting the concrete pilings have shifted and there is some pitting on the concrete. Last year, Travis Construction provided a bid of \$52,000 to make all the repairs. Some items in the bid were allowances, such as the permitting for grading, the flood plain, County Open Space and the Denver Water Board. Part of the work will include pollution mitigation. This work is in the budget to be addressed next year. The parties responsible for paying for the work remains to be determined. Snowdance will be responsible for a portion and there is a tentative agreement with Snowdance Manor for a 53%/47% split. At most, Snowdance will have to cover about half of the cost. The bridge is a public easement and must be available for use by the public. The Board will be sending letters to the users of the bridge with a request for participation in the cost.

A committee was formed to address this matter. Volunteers were Ken Reber, Marie Simms, Sarah Keel, Chris Landrum, and Charles Trimpey.

C. Reminders

1. Owners should exercise their water shut off valve regularly.
2. Yellow parking passes should be displayed on the lower part of the driver side windshield.
3. Owners should make sure renters are aware of the rules, especially no smoking anywhere on the property and noise. Owners were encouraged to report violations to management.
4. Eight units had to replace hot water heaters this year by September 30th. Replacement is recommended every nine years. Owners should contact Katie Kuhn for vendor recommendations.
5. The wood fireplaces will be inspected. Owners with gas fireplaces can have an inspection on request.
6. Dryer inspections are coming up.
7. Owners who change their front door locks must key to the master.
8. Smoke alarms should not be disconnected. Owners are encouraged to install carbon monoxide detectors.
9. The sump pumps under Buildings A and C are inspected annually.

VIII. NEW BUSINESS

A. Xcel Landscaping Repairs

Xcel ripped up the lawn in their easement behind Building A and re-sodded the area.

B. House Rules

There are two proposed changes to the House Rules. There are now four full time residents and storage is an issue. The Board decided it would make sense to allow owners to put a storage chest (brown or tan) on the deck, as long as it is not higher than the balcony railing.

All work done in units must comply with County specifications in terms of permitting. Some units have tested positive for asbestos and should be tested if any drywall or popcorn ceilings are removed. Katie Kuhn can provide contractor recommendations.

Motion: Laura Brookshire moved to adopt the two rules. Bill Brown seconded and the motion carried.

C. Internet Provider

Sundial has been the internet provider for several years and the cable is through Xfinity. The cost for Sundial has been \$14/unit/month. Sundial increased the rate to \$25/unit/month for 100 mpbs speed and wants a five-year contract. Sundial could also provide television but would charge \$6,000 for cabling, due to this, Snowdance signed a 5 year agreement with Comcast for TV service. The cost to bundle both services with Xfinity would be \$55/unit/month, including additional channels, access to Netflix, two digital adapters and voice-activated remotes. The contract includes a 5% maximum annual increase, individual access points, 150 mbps speed and wireless in the common areas. Owners would be able to upgrade the internet speed individually at their own expense. If all owners decide to add HBO, the bulk cost would be \$4/unit/month. The Board recommendation is to accept the Comcast contract for bundled service.

In a show of hands, all owners present were in favor of service offer #1 from Comcast for internet and television. The Board will proceed with the Comcast contract.

D. Illegal Parking

Owners were encouraged to report unauthorized vehicle parking. Offenders are often patronizing The Goat. Cars can be towed if necessary.

E. Snow Storage

An owner had an issue with snow storage in front of Building A. It creates ice and mud when it melts. The vendor from last year is retiring. Snow storage will be discussed with the new contractor.

F. Water Testing

Snake River Water District (SRWD) will be doing pH control, which should reduce the corrosion in the pipes. SRWD has been testing for lead and Snowdance has been below actual levels with no change over several years. The State is now requiring a change of testing sites. It is recommended to use a filter that removes lead and to run the water before drinking or cooking with it. The lead comes from the pipe solder and not the water supply

G. Annual Owner Education

Information was included in the meeting packet regarding the decisions that are made by the Board versus individual owners. All Association documents are posted on the website. Summit Resort Group contact information was provided in the meeting packet.

IX. ELECTION OF DIRECTOR

The terms of Vicky Shafer and Marie Osborne expired, and they indicated they would be willing to run again. There were no other nominations from the floor.

Motion: Catherine Propst moved to nominate and elect the incumbents for three-year terms. Bill Brown seconded and the motion carried.

X. NEXT MEETING DATE

The next Annual Meeting will be held September 12, 2020 at 9:00 a.m. at the Keystone Fire Station.

The membership recognized the Board for their work on behalf of the Association.

XI. ADJOURNMENT

Motion: Marilyn Brown moved to adjourn at 11:01 a.m. Tom Perrin seconded and the motion carried.

Approved; 9-12-20