

**SNOWDANCE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS MEETING
September 11, 2021**

I. CALL TO ORDER/INTRODUCTIONS

The meeting was called to order at 9:00 a.m. via videoconference.

Board members present were:

Ron Molinas, President, A304

Vicky Schafer, Secretary, C304

Chris Landrum, PUD Representative, A201

Greg Moore, Vice President, B302

Marie Osborne, Treasurer, A203

Owners present were:

Michael Wagner, A101

RKDC Properties, A103

Christine & James Landrum, A201

Catherine Propst & Thomas Perun, A204

Ron & Judy Lindeman, B101

Cindi Kelly, B201

Judith Rothman, B204

Sharon Moore, B302

Patty Blank, C102

Earl Williams, C204

Bill & Gale Potter, C302

Mike & Joann Quinn, C306

Elyse Chudacoff & James Deist, A102

RKDC Properties/Keel, A104

Laura Brookshire, A202

Marzetta Goldsmith, A302

Scott Rodgers, B102

Don Steffens, B203

Marilyn & William Brown, B301

Adam Yanasak, B303

Bruce & Denise Hargan, C201

Doug Hayne, C301

James & Roberta Harper, C305

Representing Summit Resort Group were Kevin Lovett and John Morgan. Sarah Woodward of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE & DETERMINATION OF QUORUM

Notice of the meeting was sent August 12, 2021. With units represented in person and proxies received, a quorum was confirmed.

III. REVIEW MINUTES OF LAST MEETING

Motion: Patty Blank moved to approve the minutes of the September 12, 2020 Annual Meeting as presented. Marilyn Brown seconded and the motion carried.

IV. FINANCIAL REPORT

A. Balance Sheet and Income Statement as of June 30, 2021

As of June 30, 2021, the balances were \$116,532 in Operating and \$245,620 in Reserves. The Association was operating \$13,934 favorable to budget in year-to-date Operating expenses. Significant variances included:

1. Insurance - \$1,452 favorable to budget.
2. Repairs & Maintenance - \$1,394 favorable to budget.
3. Water & Sewer - \$4,458 favorable to budget due to timing of the invoice.
4. Snow Removal - \$5,256 favorable to budget.

5. Trash Removal - \$1,124 favorable to budget.
6. Utilities - \$1,850 favorable to budget.
7. Clubhouse Expenses - \$2,049 favorable to budget.

C. 2021/2022 Budget Ratification

The budget as drafted included no dues increase. The Reserve contribution will be \$62,988 during the 2021/2022 fiscal year.

John Morgan mentioned an expected increase in utilities for the next fiscal year and explained that money has been moved to avoid an increase in dues.

There were no owner objections and the 2020/2021 Budget was deemed ratified as presented.

V. FACILITIES REPORT

A. Completed Operating Projects

Greg Moore reviewed highlights of the report of completed projects that was included in the meeting packet:

1. Flowers were put in flower boxes and will be there June through September.
2. Chairs at B building were re-stained and re-sealed.
3. New walkways were created outside of the laundromat and A Building.
4. Lawn sprinklers were adjusted to improve coverage.
5. Cracks in the deck of C306 were sealed.
6. Fireplaces were inspected.
7. Siding was tacked down to avoid further peeling.
8. The picnic table was painted again.
9. All stairwells were painted.
10. A, B and C Buildings were decorated with flower baskets and a new flower bed was added at C Building.
11. Additional foliage was added to the hillside.
12. The trees were sprayed and the lawn was aerated.

B. Pending Items

1. Aspen trees behind B Building may be trimmed by Xcel to prevent contact with the power lines.
2. There are two rotting posts at the north end of C Building. A contractor has been contacted about replacement.
3. There is new water under C Building and the Board is waiting for a bid to replace the sump pump.
4. The bridge is being painted.
5. A parking lot light at A Building may be replaced.
6. There was a sewer backup in C103 and restoration is in progress.
7. A Building's sewer line is being re-strapped.
8. The cracks in the pavement will be sealed.
9. Water heater replacement is ongoing and is expected to be completed at the end of September.

10. The Board joined the One Keystone Lighting initiative to put up green lights and be a part of the Keystone Owners Association.
11. The grout in the spa bathrooms will be redone.
12. The coin receiver in the big dryer will be repaired.
13. The main shed needs paint touch-up.
14. Roof drainage will be re-routed to prevent ice build-up on the sidewalks.
15. Front doors and windows will be inspected.

C. Future Projects

1. All wood will be painted. John Morgan will begin looking for contractors. A replacement board for C105 has been ordered. The stairs will be inspected and repaired.
2. The Board will be investigating extending the cement pan between Buildings B and C.
3. Replacing the entrance and exit of the bridge is being considered.

VI. HOMEOWNER EDUCATION

A. Wildfire Mitigation - Summit Fire & EMS

The Board met with Kyle Iseminger from EMS regarding the fire risk for the buildings. Ron Molinas mentioned that Marilyn Brown has been trying to educate everyone on fire safety and will be distributing informational packets to all units.

Kyle Iseminger reviewed fire safety. He toured the property and confirmed that there is not a lot of timber or debris surrounding the buildings, so the risk of fire is low but it is present. Dead and dying trees should be removed to reduce fire spread.

Owner questions addressed the number of units that have wood-burning fireplaces and the fire evacuation routes. Greg Moore estimated that 15 units have wood-burning fireplaces. Owners can convert to gas fireplaces. Kyle Iseminger mentioned that there is an official evacuation plan that is constantly under review and the priority is life safety. Owners were encouraged to consider their personal evacuation plan, to stay aware and to be prepared to leave quickly. Owners were reminded to share this information with renters. It was noted that screens should be added to fireplace chimneys to catch embers.

Cyrus Keel of RKDC provided an estimate of \$3,000 to install a gas fireplace. There is a four month wait for the replacement. Consider It Done can do the replacement.

VII. OLD BUSINESS

A. PUD Partners

Chris Landrum stated that the Board met with Snowdance Manor, The Goat and Snowdance Plaza representatives to work on the PUD agreement. They have not yet agreed on a split. The next step will be to meet with the legal team and have an agreement drafted. The goal is to create an agreement by October 15, 2021, and have an alliance regarding maintenance, signage and retail establishments. There was a question about the proposal for a marijuana dispensary in the area. Chris Landrum said this was not a part of the PUD

discussions. Ron Molinas mentioned that the PUD will act as a master association that will have the ability to control what goes on in the commercial building.

B. Parking Passes

Greg Moore stated that owners will receive four new blue parking passes soon. He recommended covering them with tape or plastic to avoid damage. Replacement parking passes cost \$50 each. Passes should be displayed in the lower left corner of the windshield. There was a suggestion to change the pass design to fit all rear view mirrors or eliminate the hole and have the passes displayed on the dashboard.

C. Reminders

1. Owners should exercise their water shut off valve regularly.
2. Owners who rent long-term must include language in the rental agreement that will allow management to enter the unit for regular inspections and emergencies.
3. Owners who rent must ensure their rental managements companies understand the House Rules.

VIII. NEW BUSINESS

A. Marijuana Dispensary

Ron Molinas discussed the license application for the marijuana dispensary. The applicant is a Montezuma local who already has a state marijuana license. The Board has not found a universal opinion regarding the new business. He recommended that owners submit their opinion through the survey that was emailed before the decision is made or contact the planners mentioned in the survey. Past applications for marijuana businesses in Keystone have been denied on the grounds that they would not be in keeping with Keystone's family-friendly atmosphere. He noted the business could bring tax revenue to the community and improve Keystone's lack of commercial business.

B. Argentine Lift Gift

Ron Molinas mentioned that managers Peter and Maria Simms of the Summit Group purchased a chair from the Argentine lift and are donating it to Snowdance. The chair will replace a couch in the common room near the hot tub.

C. Short-Term Rental Restrictions

Summit County has decided that restricting the number of short-term rental permits may create more housing for local employees. Copper and Keystone are currently exempt from this restriction. Patty Blank is a good resource for information regarding rentals.

Ron Molinas asked for feedback about allowing pets in rental units. The current rule restricts pets to owners and extended family. Several owners expressed their support for the current rule. The main issues with renter pets are noise and behavior.

D. PUD Plan

Ron Molinas mentioned that the PUD may change Snowdance's plans for the next year. He will keep everyone updated with further details.

E. Owner Discussion

Owner questions and comments addressed the following topics:

1. Owner Contact Information – Owners should contact SRG or a Board member to obtain contact information for other owners. There was a request for a list of the management companies for all units. Owners who rent are required to provide a “Good Neighbor” pamphlet in their unit.
2. Website – The Board is working on more frequent updates to the website.
3. Keystone Owners Association and Keystone Citizens League – These two entities work to promote community. The current initiatives and discussion topics include working with CDOT to get a new traffic light at Razor Drive and Highway 6, a study of tanker truck traffic that concluded it is not feasible for tankers to go through the tunnel and improved postal service.
4. Keystone Resort – The Montezuma parking lot will continue to be free and lift ticket reservations will not be required this year.
5. Goat Deliveries - The Board has asked the Goat not to allow their delivery trucks to block access.
6. Screen Doors - The Board will continue to discuss screen door options.

F. Storage

The Board is considering options and costs for adding storage spaces and possibly e-bike storage, which could be offered to owners to rent. Elyse Chudacoff offered to draw up architectural plans.

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 10, 2022 at 9:00 a.m., location to be determined.

XI. ADJOURNMENT

Motion: Vicky Schafer moved to adjourn at 11:05 a.m.

Approved By: _____ Date: _____
Board Member Signature