

Snowdance

Board Meeting July 16, 2021, 3:00 PM Via Zoom

Minutes

Call to Order: The Zoom meeting was called to order at 3:30pm. Ron Molinas, Greg Moore, Vicky Schafer, Marie Osborne and Chris Landrum were present. Representing SRG were Kevin Lovett and John Morgan. John Morgan was introduced as the new Association Administrator for Snowdance HOA.

Vendor/Owner Forum – None present.

Approval of Minutes- 2-26-2021 Board Meeting Motion, Greg Moore motioned to approve the minutes as presented, seconded by Marie Osborne and carried.

Financial Report: Kevin Lovett gave a brief report of the association's financials. In addition, the Budget for 2021-22 was discussed including an anticipated water increase of 12%. The Capital Expenditures Plan was reviewed as well. May close of financials showed \$112,116 in Operating and \$240,365 in Reserves. \$10,444 favorable to budget in year-to-date operating expenses. An A/R report will be provided at all future Board meetings.

Managing Agent's Report: Kevin Lovett provided a report of completed projects including, concrete sidewalk replacement, wooden lawn chairs re-stained, Flowers placed in the flower boxes, fire extinguisher inspection, and building siding tacked down. In addition, the following pending items were discussed; vertical beams on the northern end of C-Building to be replaced (on contractor's to-do list), water under C-Building which had recently been pumped and was continuing to remain dry, replace C-105 fascia board, water heater replacement C204, C305 – (A101, A201, B202, B304) need warranty lengths when heaters are replaced, seal cracks C306 deck, and find a contractor to bid putting an overlay on C-301 back deck (work with owner to select color). Chris Landrum gave a brief report regarding work and contacts she had made regarding the reestablishment of the PUD responsibilities in the local associations and entities. Snowdance, the Commercial Building and the Goat all have agreed to meet, still waiting for a replay from the Manor.

Neighborhood Report: Ron Molinas and Greg Moore provided a brief report of KOA Meeting recap / Membership renewal and One Keystone lighting for the holidays. John will order green lights.

Old Business: Unit concrete decks, posts, rim joists, unit water heaters and crawl space water Bld C. These items were discussed under the Managing Agents report.

In addition, various rules issues were discussed including rules for items on front balconies, rule violation amounts, per incident or per day and rules regarding pets in units (Board agreed in February to add "and extended family members" to who is allowed to bring pets. It was suggested that input from homeowners be requested at the Annual Meeting regarding pets in rental units. The Board will make the final decision. The fine amounts of 100.00 / 200.00 and 500.00 have been approved previously.

New Business: There were questions regarding Board member liability coverage, Kevin Lovett reported that the Association was insured on two levels through both a comprehensive Umbrella policy and in addition a Directors and Officers policy. There was a discussion regarding electric vehicles and the associations responsibility to provide charging facilities. John Morgan reported that typically the addition of a charging facility is the responsibility of the homeowner that needs a facility and that the installation and ongoing electrical cost is the homeowner's responsibility. The association is responsible to provide an appropriate location for the installation in the common area of the property. No owner has made a request for a charging station. The 2021 Annual Owner Meeting was discussed, it was suggested and approved that a Potluck / Picnic be held at the property after the Zoom meeting. There was a brief discussion of wildfire mitigation in the area and associated public information and policy resources available, it was recommended that the various government and community websites would be the best resource for current information. Ron is writing a letter to be sent to owners with wildfire preparedness information.

There was a discussion of the Unit C103 sewer backup, it was reported that the insurance claim had been filed and that the repairs were proceeding.

New Owner packet: The Board requested that Management be sure to include the Snowdance Rules and Regulations in both the Welcome Packet and on the website for new homeowner information. In addition, an Excel type spreadsheet containing an owner roster, water heater age and warranty information was requested to be

updated. Greg will work with John to update. The 2022 Parking passes – Bright Blue have been received and will be distributed to the homeowners in September. There was a discussion of installing a USPS Mailbox cluster that would service Snowdance and Snowdance Manor this would require an owner vote to proceed. The recommended location is at the front of A Bld. All units would be required to have a mailbox and the estimated cost would be around \$2,000 for each 16 boxes.

Dues comparison: The Board requested Management provide a dues comparison with other similar associations in the area.

Website reorganization / Snowdance Facebook or Next-Door page: Patty (?) has agreed to establish a forum page that would include Snowdance Homeowners.

Next Meeting Date: The next meeting date will be 9/10/21 at 2pm for walk around prior to the Annual Meeting 9/11/21.

- I. **Adjournment: Motion,** motion to adjourn was made by Vicky Schafer, seconded by Chris Landrum and carried. Adjourned at 4:27pm.