

Snowdance Condominium Association  
Board Meeting Minutes  
February 26, 2021  
Zoom Video Conference

I. Call to Order

The meeting was called to order at 3:05 PM. Board members in attendance were Greg Moore, Vicky Schafer, Marie Osborne, and Ron Molinas. Representing Summit Resort Group were Katie Kuhn, Kevin Lovett, and Peter Sims.

II. Owner/Vendor Presentations

There were no owners other than Board Members present.

III. Approval of Past Meeting Minutes

Greg made a motion to approve the meeting minutes from the August 20, 2020 meeting as presented. Vicky seconded, and the motion carried.

IV. Financial Report

Snowdance Fiscal year is October 1<sup>st</sup> – September 30<sup>th</sup>.

January 31st, 2021 close financials report \$101,722 in Operating and \$219,346 in Reserves.

January 31st, 2021 close financials report that we are \$4,525 favorable to budget in year-to-date operating expenses. Major areas of variance include:

- Repairs and Maintenance - \$1,116 under
- Snow removal - \$2,528 under
- Clubhouse expenses- \$1,000 under
- Landscaping - \$1,194 over

**2021 Reserve Projects**

- Concrete Walkways and Back Decks (B and C buildings)
  - \$40,000
- Clubhouse Water Heater - \$4,000
  - A water heater in the clubhouse was replaced in 2018.
- C Building Drainage
  - \$2,000
- Laundry Room (machines and water heater)
  - \$9,000
  - Because the laundry room is rarely used, the Board decided to defer this project to build reserves.
- C building walkways and C rim joists will be added to this list.

V. Facilities / Managing Agents Report

Completed

- Boiler drain replaced
- Annual backflow testing
- Dryer vent cleaning
- Irrigation winterization

- Stucco and paint repairs
- Bridge repairs
- C204 bathroom drywall repairs
- Drain stack cleared at A102
- Leak on hot tub circulation pump repaired
- Bridge repairs

#### Pending

- “Tack Down” siding on B and C buildings – Kinghorn will still do, he was behind on all 2020 projects due to COVID and is finally getting caught up.
- C Building Deck Beam Repairs
- C Building Front Post Repairs

#### VI. Old Business

- Due to the pre-purchase inspection for unit A103, the Board has asked SRG to have the below items looked at.
  - The main line on the 102,202,302 stack is corroded and needs attention
  - Inadequate Pipe Support

#### VII. New Business

- The Board all agreed that pets for extended family should be allowed. Owners will be asked at the annual meeting as to whether renters (short or long term) should be allowed to bring pets.
- The Board approved modifying the fine structure and process to include larger fines and allow for electronic communication. If a violation occurs, a warning will be sent via email or phone. If the rules continue to be violated, the new fee structure will be: 1st violation after warning - \$100, 2nd violation - \$200 and 3rd and subsequent violations - \$500. Owners are responsible for notifying their management company regarding Snowdance Rules and Regulations, and renters need to be informed as well. The most common violations involve smoking on unit balconies and in common areas, and not adhering to quiet times (10 PM – 8 AM).
- The Board urges those that long term rent to use language in their leases and rental agreements that ensures tenants are aware that SRG staff or HOA board members have access for gas meter reading, structural and common element inspections, and responding to emergencies.
- Summit County Mountain Retreats has not paid for their portion of the bridge repaired. If they do not pay, Snowdance and Snowdance Manor have agreed to split their portion. A PUD meeting hasn’t been set, but is necessary.
- The Keystone Owner’s Association recommends using a Renovation Regulation to stipulate contractor expectations during remodels. Greg will look into this more.
- The Board approved joining “One Keystone” which involves installing green lighting on trees to signify community.
- The next structural engineer inspection for the bridge is due soon, the last inspection was completed October 2017. SRG will get pricing.
- Water heater replacement is required in 2021 for the following units:
  - A101
  - A201
  - B202
  - B304

- C204
- C305
- C105 has cracked drywall in their unit which they believe is caused by settling. The owner requested the HOA pay for repairs. The Board denied this since its interior work.
- There may be scale on the trees in front of C building. SRG will have Ascent take a look.
- Maria will put together another estimate for flower planting and present to the Board for their review.
- The Board approved B104's request to install steps on their back deck.
- It was noted that if owners have personal account with Comcast, it may be harder to switch over to a new owner when a unit sells.
- The Board requested that a date range is posted on the gas billing when it is sent to owners.
- It was noted that a dues increase may be needed in the next few years, and an assessment may be necessary in 2022.

VIII. Next Meeting Date

The next Board meeting will be in early July.

IX. Adjournment

At 4:22 pm, the meeting was adjourned.

Board approval \_\_\_\_\_ Date \_\_\_\_\_