

Snowdance Condominium Association  
Board Meeting Minutes  
June 24, 2019  
Summit Resort Group Office

I. Walk Through

The board and SRG did a walk through before the meeting. The following items were added to the action item list:

- Concrete at B building needs redone (warranty repair) and potentially re-sloped in order to aid better drainage
- Landscaping boulder at C building needs put back
- Stucco repair on C building
- Paint bridge landings
- The siding on the Keystone side of the buildings is warping due to sun exposure. Katie will investigate if these ends can be “tacked down.”
- Liftside’s fence behind A building needs several broken pickets replaced

II. Call to Order

The meeting was called to order at 11:20 AM. Board members in attendance were Greg Moore, Vicky Shafer, Marie Osborne, Chris Landrum, and Ron Molinas. Representing Summit Resort Group were Katie Kuhn and Kevin Lovett.

III. Owner/Vendor Presentations

David Dean from Sundial called in to the meeting to discuss his proposal. Sundial is proposing a 5-year contract at \$25 per unit per month, with 100mbps speeds and no increases during the first contract term. Snowdance currently pays less than \$14 per unit per month and is on a month-to-month service agreement. David said that Sundial is moving away from being the low-cost competitor and is planning on using the increased rates to invest in upgrades for their service. The Board will look into the technology more and bring this to the owners to decide in September at the Annual Meeting.

IV. Approval of Past Meeting Minutes

Vicki made a motion to approve the meeting minutes from the March 1, 2019 meeting. Ron seconded, and the motion carried.

V. Financial Report

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

Katie reported on the financials as follows:

**Year End Financials**

**January Close Financials**

April 30, 2019 close financials report \$80,106 in Operating and \$118,826 in Reserves.

April 30, 2019 close financials report that we are \$10,148 favorable to budget in year to date operating expenses. Major areas of variance include:

- Insurance - \$7,383 under
- Repairs and Maintenance - \$2,287 under

- Snow Removal - \$1,290 under
- Cable TV - \$2,890 under
- Trash Removal - \$1,310 over (credit received in May)
- Utilities - \$1,169 over

#### **2019 Reserve Projects**

- Clubhouse furniture \$1,000
- Hot tub mechanicals - \$500
- Sealcoat - \$5,280
  - Bid from Jet Black \$6,925 + Striping Costs was approved. The lot will be striped with yellow paint, so it's easier to see when there is snow.

#### **VI. Facilities / Managing Agents Report**

##### **Completed**

##### **Completed**

- Water filters for hot tub replaced
- Roof snow removal around chimney on C building
- Frozen pipe replaced (exterior)
- Conduit painted on B building
- Damage behind A building repaired by Xcel
- Annual fire extinguisher inspection

##### **Pending**

- Add gutter to B building roof above laundry room – Approved, on Turner Morris' schedule

#### **VII. Old Business**

- Bridge repairs are still outstanding. Katie has asked BluSky for another bid and hasn't received one yet. BluSky is still waiting on pricing from two different subcontractors.
- The PUD Agreement was discussed before the Board Meeting. The Board met with Marie and Joan from the Snowdance Manor Board regarding the PUD Agreement. The PUD agreement is still in place, and no changes have been submitted to the county regarding the agreement. Marie will reach out to Russ Young for contact information and will also set up a meeting to discuss the PUD with Snowdance, Snowdance Manor, Snowdance Plaza, and The Goat.

#### **VIII. New Business**

- Storage on decks was discussed. The Board would like to adopt a rule outlining the permitted specifications of deck storage units, as there are several full time residents at Snowdance who need the extra space. The Board agreed that the following was permissible to be on decks: outdoor furniture in good repair, no storage units that exceed the railing height or 3 feet if there is no railing, bikes are permitted on back decks only, propane grills, no clothes, garments, or other hanging articles are permitted, no construction materials.
- Parking passes for 2019/2020 will be bright yellow. Greg would like to discuss how rental managers are issuing parking permits, as several in the area do not put dates of stay on their permits. This will be discussed at the annual meeting.

- Water heater inspections were discussed but decided against due to the cost and efficacy of them. Premier Plumbing stated that they would flush the heater and do a visual inspection for \$145 per unit, however, it would not offer much assurance as to the remaining useful life of the water heater since most of the components are on the interior. Greg noted that Lowes will likely not cover the 12 year warranty if a water heater fails, since there is no local service providers to the water heaters they sell.
- Asbestos tests have come up positive at Snowdance, particularly in the popcorn ceilings. All owners are required to do asbestos testing before doing drywall repairs, and if found, it must be mitigated according to current requirements and regulations. Owners must always obtain necessary permitting when doing remodels, including for plumbing and electrical.

IX. Next Meeting Date

The next Board of Directors meeting will be held September 6<sup>th</sup> with a 2pm walk through.

X. Adjournment

At 12:20 pm, the meeting was adjourned.

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