

Snowdance Condominium Association
Board Meeting Minutes
September 6, 2019
Summit Resort Group Office

I. Call to Order

The meeting was called to order at 3:02 PM. 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.

II. Owner/Vendor Presentations

Neal Henzler from Comcast attended the meeting to discuss the proposal to switch internet over to Comcast from Sundial. In addition to the internet, switching to Comcast would enable the X1 integrated apps like Netflix and Youtube to work, and the owners would be able to use Xfinity wifi hot spots and video streaming. There'd be no wiring work required, and they would be able to have wifi in the common areas with no extra cost. The speed would be 150/5mbps for \$25 per unit per month.

III. Approval of Past Meeting Minutes

Vicki made a motion to approve the meeting minutes from the June 24, 2019 meeting. Ron seconded, and the motion carried.

IV. Financial Report

Snowdance Fiscal year is October 1st – September 30th.

Katie reported on the financials as follows:

Year End Financials

July Close Financials

July 31, 2019 close financials report \$93,212 in Operating and \$134,148 in Reserves.

July 31, 2019 close financials report that we are \$22,711 favorable to budget in year to date operating expenses. Major areas of variance include:

- Insurance - \$8,028 under
- Repairs and Maintenance - \$2,021 under
- Water & Sewer - \$4,458 Under
- Snow Removal - \$1,140 under
- Cable TV - \$4,190 under
- Utilities \$1,888 under
- Contract Hours - \$1,000 under

2019 Reserve Projects

- Hot tub mechanicals - \$500 (\$1,239 spent, new heat exchanger and venting)
 - If the boiler needs replaced, it would cost about \$6,000.
- Sealcoat - \$5,280 – Completed, final costs not received yet

Greg reviewed the year end annual summary that will be available to owners at the meeting.

V. Facilities / Managing Agents Report

Completed

- Boiler repairs for spa
- Added gutter to B building roof above laundry room and above Snowdance sign
- Bridge painted
- Hot tub lines painted on seats
- Sump pump repairs
- Roof inspection and minor maintenance

It was noted that Pete worked really hard on the sod behind the A building and it was in great shape.

VI. Old Business

- Bridge repairs are still outstanding. The Board would like to work with the PUD to get involvement from the neighboring entities to work towards a repair. At the Snowdance and Snowdance Manor Annual Meetings, a committee will be suggested, and volunteers asked for. The committee's purpose will be to analyze where the PUD currently stands and start an open dialogue with the members regarding percentages for common expenses, and other important matters that affect the neighborhood such as bridge repairs.

VII. New Business

- Internet will be discussed at the annual meeting.
- House Rules changes will be discussed at the annual to include permissible outdoor furniture and storage, and requiring necessary permits when doing construction inside units.
- It was noted that water heaters don't last as long in Keystone due to the water quality, and the copper pipe that feeds the water heater also erodes over time. Marie will bring in her pipe from when her water heater was replaced, showing the build up and issues with it so owners can be aware.
- Vacasa has been asked to provide check in/out dates on their permits and the Snowdance House Rules to guests. They said they will do so going forward.
- The roof inspection was completed, and repairs scheduled for mid-September (no cost). The roof looks good!
- The water lead levels are under actionable levels, but the State of Colorado is no longer allowing Snake River Sewer to test at Snowdance. Snake River doing pH adjustments late this year, which will help corrosion in the piping. Private lead testing can be done, and owners are encouraged to use filters if concerned.
- An annual pump inspection for A & C Buildings from Snowbridge would cost \$575 for the first hour and \$325 per hour after. The Board approved this.
- Annual fireplace and dryer inspection is scheduled in December. Owners will be notified as the date draws closer.

VIII. Next Meeting Date

The next Board of Directors meeting will be held February 21st, 2020 with a 2pm walk through.

IX. Adjournment

At 4:56 pm, the meeting was adjourned.

Board approval _____ Date _____