

**SNOWDANCE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 10, 2021**

I. CALL TO ORDER

The meeting was called to order at 2:00 p.m. via videoconference.

Board members present were:

Ron Molinas, President, A304

Greg Moore, Vice President, B302

Vicky Schafer, Secretary, C304

Chris Landrum, PUD Representative, A201

Representing Summit Resort Group were Kevin Lovett and John Morgan. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. VENDOR/OWNER FORUM

There were no vendor or owner comments.

III. APPROVAL OF MINUTES

Motion: Greg Moore moved to approve the minutes of the July 17, 2021 Board Meeting as presented. Vicky Schafer seconded and the motion carried.

IV. FINANCIAL REPORT

A. Balance Sheet and Income Statement as of July 31, 2021

As of July 31, 2021, the Association balances were \$131,426 in Operating and \$249,740 in Reserves. Reserve contributions year-to-date are \$52,490.

The Income Statement reflected a \$4,084 positive variance in Operating expenses. There were positive variances in Insurance, Repairs and Maintenance, Snow Removal, Trash Removal, Utilities and Clubhouse Expenses. There has been \$10,321 expensed for the C103 insurance claim. There were no significant owner delinquencies.

Action Item: John Morgan will write off any balances under \$20.

John Morgan said there is one damaged window. He recommended an inspection and tune-up of all windows. Damaged hardware should be replaced. It was noted that the sliders, screens and front door thresholds should be included in this project.

Greg Moore commented that Accounting & Legal was 620% over budget. Kevin Lovett explained that the year-to-date expense was \$683, with \$375 of that amount for tax return preparation, \$130 for DORA registration from last year, \$168 for DORA registration this year and \$10 for the periodic report. The percentage over budget is due to timing of the expense in the budget. The year-to-date budget is \$110 but the annual budgeted amount is \$460.

B. 2021/2022 Budget

Vicky Schafer thought that the Utilities and Water expenses should be increased, assuming a normal year of operation for the hot tub. Kevin Lovett said the budget has already been sent to the owners and it is too late to make any changes.

V. MANAGING AGENT'S REPORT

The items on the Manager's Report were discussed during the property tour.

VI. NEIGHBORHOOD REPORT

The KOA Survey information was sent to all owners. Vicky Schafer said there was a Keystone Citizen's League (KCL) meeting about one month ago. A County Commissioner, the Sheriff and the new head of Keystone attended. Topics of discussion included the following:

1. They are encouraging CDOT to do a report on the traffic light at the end of Razor Drive. CDOT is not interested and does not have a budget for this project. The main opposition is related to truck drivers not wanting to stop.
2. The pros and cons of incorporating Keystone are being reviewed. Only property owners who are registered to vote in Summit County would be eligible to vote on this matter.
3. Greg Moore did not feel the Board should take a position on the proposed marijuana shop. Individual owners can voice their opinions through the survey. The approval process is likely to take at least two to three years.
4. The County has asked the post office to conduct a study regarding service in the Keystone area.
5. The Bergman Bowl expansion was approved by the USFS.

VII. OLD BUSINESS

A. Update on Work to Re-Establish PUD

Chris Landrum said there was a productive meeting with the four entities. There was agreement on the percentages. Snowdance and Snowdance Manor would pay 30% each and The Goat and Snowdance Plaza would pay 20% each. There are two potholes but the main concern is waterproofing, which could extend the life of the surface. One of the main issues is parking. One of the requests was to provide parking for the residents in all buildings. There are four units in each of the two buildings. There was a suggestion to color code the owner parking stickers by building.

Kevin Lovett said SRG could help with setting up the budget, bank accounts and other required paperwork and would bill for the time. Ron Molinas said the corporate entity and Bylaws need to be established. An attorney who is a PUD specialist should be involved and there should be a five-year plan that clarifies the costs. Kevin Lovett suggested working with Altitude Law or Mark Richmond, who knows all the history.

A \$12,000 proposal for maintenance of the top level was received, to be allocated \$6,000 for Snowdance Plaza, \$2,500 for Snowdance and Snowdance Manor and \$1,000 for The Goat. The involved entities need to agree on the frequency of the maintenance.

The dumpsters should remain as separate expenses but under one contract. The residential entities should not be paying for the commercial usage. The signage needs to be addressed.

The Hyatt Place will not be included in the PUD but there should be a working relationship.

Action Item: John Morgan will schedule a meeting with Altitude Law and request a cost estimate.

VIII. NEW BUSINESS

A. Location Choices for Argentine Lift Chair

Greg Moore recommended locating the chair in a visible location and securing it so it does not swing. There was agreement that the hot tub area would be a good spot.

B. Cluster Mailboxes

The cluster mailbox concept would need to be addressed in the context of the PUD, if it is even feasible given the current situation with the USPS.

C. Owner's Packet/Website Review

John Morgan will be updating the packet and website.

D. Illegal Parking

Owners are encouraged to report unauthorized vehicle parking. Offenders are often patronizing The Goat. Cars can be towed if necessary.

E. Wildfire Safety Precautions

This agenda item was discussed during the property tour.

F. Short-Term Rental Restrictions

The County is considering restricting short-term rentals. Resort areas may be exempt.

G. Bridge Painting

The bridge painting is in progress.

H. Bridge Inspection

There is a verbal agreement with the County regarding inspection of the bridge every two years. Greg Moore would like to postpone the next inspection until the PUD agreement is in place. This matter should be discussed with the attorney.

I. Renter Pets

Owner input on renter pets will be solicited. The current rule specifies that only owners are allowed to have pets and they must be leashed.

J. Next Year's Projects

There was discussion about extending the concrete pan in the driveway. This will be addressed in the context of the PUD.

Action Item: John Morgan will start the bid process for painting.

Action Item: John Morgan will forward the Five-Year Plan to the Board.

K. Screen Doors

There have been owner requests about adding screen doors. One owner has installed a foldable screen door that fits against the door frame and is barely visible when it is not engaged. The cost is \$800 - \$1,600 depending on the model. Greg Moore noted that the screen does not engage along the bottom and it can deteriorate over time, especially if pets go underneath it. Owners could be given the option to install such a door at their own expense with the understanding they would have to maintain it and ensure an attractive appearance.

L. Bike Storage

Some owners now have e-bikes and storage is an issue. One e-bike was stolen from under a stairway. Vicky Schafer said there would be space to add two Tuff sheds behind the storage area for the lawnmower. Access could be limited to owners with e-bikes only and they could be secured with a punch code lock. Users could be charged a monthly fee. Other options might be storage lockers by the stairwells or allowing owners to build storage on their decks.

M. Architectural Review Committee

An owner has submitted a request to install new flooring in their unit. John Morgan could not find anything in the governing documents related to an Architectural Review Committee (ARC). It was confirmed that there has never been a formal process. The Board agreed to form an ARC comprised of Board members.

Action Item: John Morgan will provide a proposal to the Board for forming an ARC.

N. Chimney Screens

John Morgan confirmed that chimney screens would be an Association expense. They only need to be installed for chimneys that serve wood burning fireplaces. Turner Morris might be able to do this work when they repair the downspouts.

Action Item: John Morgan will obtain a bid for installing the screens.

IX. NEXT MEETING DATE

The next Board Meeting will be held on February 25, 2022 at 2:00 p.m.

X. ADJOURNMENT

Motion: Vicky Schafer moved to adjourn at 3:51 p.m. Greg Moore seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature