

**Snowdance  
Board of Directors Meeting  
December 14th 2022**

1. **Call to order:** The Snowdance Board of Directors Meeting was called to order at 2:03PM
2. **Introduction of those present and determination of quorum:**
  - a. **Snowdance Board Members Present:** Greg Moore, Marie Osborne, Sean O'Grady, Ron Molinas, Vicky Schafer
  - b. **Snowdance Ownership Present:** N/A
  - c. **Summit Resort Group Members Present:** Noah Orth
3. **New Business**
  - a. **Amodal Construction Deck & Structure Proposal**
  - b. **Board Questions for Matt Hickham with Amodal Construction**
    - i. 5. Contractor would include the upper south facing 8 exterior decks, which include 16 separate unit decks. Each of the 8 grouped decks would cost \$19,800.00 per for demolition and construction. Total for scope - \$158,400.00
    - ii. 6. Contractor would group the lower level/ garden level into 3 decks, which include 4 separate unit decks. Each of the 3 grouped decks would cost \$15,000.00. Total for scope - \$45,000.00
    - iii. 7. Contractor would group the front walkway decks and the side decks into 2nd and 3 rd levels. Each level would cost \$22,000.00. Total for scope - \$44,000.00
    - iv. Ron stated that per the report #5 the total deck numbers needed to be corrected
      1. Greg stated that there were 16 residential plus the spa. Unit 101 and 102 is a shared deck
    - v. Ron stated that per the report #6 What on the lower decks needed to be one unlike the upper decks as they are wood
    - vi. Ron inquired if number 7 could be deferred and the focus be on the backside for financial reasons
      1. Sean commented on the repair proposal and the cost associated. Was the proposal assumed to be the worst case?
        - a. Ron felt that it was
        - b. Greg Moore stated that until demo occurred there is always an unknown such as potential mold growth
        - c. **Greg and the rest of the board agreed that the focus should be on the back decks and to defer**

**the front however make sure that all was structurally sound**

- vii. Ron inquired a firmer estimate for completing the back side of building C as well look at having a similar inspection completed to buildings A and B
- viii. The question came up as to why the lower decks needed to be replaced as they were made of wood.
  - 1. Sean stated that his personal deck was sagging and it could be possible that they would need to be replaced due to support issues
  - 2. if sealing the ground levels decks with similar concrete and Epoxy would be beneficial?
  - 3. Material options for lower decks such as concrete, metal, trex
    - a. Sean stated that as a board they should be thinking in terms of funding at a larger cost
    - b. Greg had mentioned that these repairs would certainly be a special assessment
      - i. Ron spoke in terms of loans and rates
      - ii. Noah stated that Amdoal spoke to him regarding funding the project but would have to look into what the details of the financing options would be with Amodal
- ix. Items of concern during work
  - 1. Unit accessibility with the ownership
  - 2. Restrictions as to who can go where and when
- x. Warranty on work / Code and standards
  - 1. Vicky spoke in regards to a warranty and code standards present day from the past. (Pressure treated lumber / lag bolts)

**4. Miscellaneous Discussion Decks**

- a. Having Building A & B inspected
  - i. Greg stated his opinion was to focus on the C building at this time and then for the board to have a plan in place as to an inspection completed once the board was able to get a handle on the concerns of building C
    - 1. Board members agreed with Greg as well the comment was if there were any known issues with A or B at this time?
    - 2. The board agreed that Building A and B to be inspected for possible mitigation if needed later in the year

- b. Are stucco repairs included in the proposal if it needs to be cut away to repair and explore?

## **5. PUD**

- a. Sean O'Grady agreed to the PUD position seat on the Snowdance board of directors along with the help of the other members as well SRG

## **6. Miscellaneous Discussion**

### **a. Laundry Room**

- i. Ron brought to the boards attention that along with the backside of the building C decks the laundry room needed to be addressed regarding the replacement of equipment
  - 1. Board members address that machines were down for sometime due to getting parts however were since repaired. The board discussed that repairs costs on a simple machine were a lot less then replacement costs.
    - a. Ron stated that the feeling was that the board needed to start budgeting for replacements being that they were simple machines
    - b. Noah brought up that the association could lease machines which would take care of repair costs
      - i. Ron did not like the idea of leasing as they would then only be recovering a percentage of the income

### **b. Parking Lot Back of C**

- i. Ron stated that if replacement was needed that it would be a high dollar amount in which per the PUD the association would be responsible for

### **c. Gas Readings**

- i. Sean will do gas reading for Snowdance and will collect information as of January 20th. Greg will forward the information to Noah at SRG to have statements prepared by the accounting staff

### **d. Building Pumps Inspected**

- i. Noah to have Snowbridge inspect pump operations and to get a life expectancy proposal

### **e. Owner Advertising**

- i. Owner Sarah Keel inquired if the board would advertise her coffee shop via the associations website however the board did not

approve but stated that they would pass along advertising via word of mouth

**f. Concrete Drain Pan**

- i. An email was received from Patty Blank stating that it was noticed that the drain pan was not working as intended.
  1. The board stated that the picture that was supplied was not the new section however the old section and that it was early in the season when freeze thaw cycles were occurring and that snow and ice would be present. The drain pan is mainly for the the spring with thaw occurs

**7. Snowdance Owners Directory**

- a. The board approved for Noah to send of a Google Form questionnaire to the ownership regarding creating an association directory that would be password protected

**8. Fireplace Inspections**

- a. Noah to finalize proposals on fireplace inspections and submit to the board to have scheduled