

**Snowdance
Board of Directors Meeting
10/15/2025 - 9:00AM
Zoom Link: [Snowdance Board of Directors Meeting](#)
(Click blue link to join)**

1. **Call to order: The Snowdance Board of Directors meeting was called to order at 9:02AM**
2. **Introduction of those present and determination of quorum:**
 - a. **Snowdance Board Members Present:** Ron Molinas, Bill Potter, Cindi Kelly, Bruce Ott
 - b. **Snowdance Ownership Present:** N/A
 - c. **Summit Resort Group Members Present:** Noah Orth
3. [Snowdance Board of Directors Meeting Minutes 8/4/2025](#)
 - a. The board is going to review and approve action via email.
4. **Regular Business:**
 - a. **Financials - Snowdance August 2025 Financials** ([Full Set](#))
 - i. [Snowdance August 2025 Balance Statement](#)
 1. Operating: \$100,307.06
 2. Reserves: \$136,698.77
 3. Total Checking and Savings: \$237,005.83
 - ii. [Snowdance August 2025 Profit / Loss Budget Performance](#)
 1. **The Snowdance August 2025 Profit and Loss statement Reports:** A total of \$265,139.39 of actual expenditures vs \$263,242.51 of budgeted expenditures resulting in a \$1,896.88 budget deficit.
 2. **Major areas of significant over expense \$500 variance include:**
 - a. Accounting & Legal - \$876.89
 - i. Annual Budget - \$299.40
 - b. Repairs & Maintenance - \$4,190.47
 - i. Annual Budget - \$7,440.00
 - c. Snow Removal & Supplies - \$1,235.13
 - i. Annual Budget - \$7,033.58
 - d. Utilities - \$2,075.96

- i. Annual Budget - \$12,000
- e. Year End Bonus - \$500.00
- i. Annual Budget \$250.00

3. Major areas of significant budget surplus \$500 variance include:

- a. Insurance - \$5,005.49
 - i. Annual Budget - \$75,861.18
 - b. Annual Meeting Expense - \$733.95
 - i. Annual Budget - \$733.95
 - c. Contracted Hours - \$550.00
 - i. Annual Budget - \$600.00
- ii. **Snowdance August 2025 Alpine Bank Statements**
 - 1. [August 2025 Alpine Operating & Reserve](#)
 - iii. [Snowdance August 2025 Accounts Receivable](#)
 - 1. Units A201, A202, B202, C303
 - 2. (-) Anything negative is a prepaid
 - iv. [Special Assessment AR BC](#)
 - v. [Snowdance General Ledger as of September 24th 2025](#)
 - 1. Board Review / Reclassifications
 - a. Cindi commented that she noticed that the gas for the managers unit was reclassified and would like to also see electric for the managers unit reclassified.
 - i. Noah commented to the board that historically these items were coded under the associations gas and electric invoices however going forward they would be coded under the managers unit for more detail.
 - vi. **Approval of August 2025 Financials**
 - 1. **Ron Molinas made a motion to approve the presented August 2025 Financials as presented, Bruce Ott seconded the motion, motion was carried with no dissent.**

5. Old Business:

a. Reserve Plan Future Capital Improvements

i. Asphalt crack and seal coating 2026

1. The board approved crack fill in 2025 and will look to move forward with seal coating in 2026

ii. Washer and dryer replacement 2026

1. Noah is working with a service company out of Dever who works on Speed Queen machines who is going to come up to investigate the dryer door sensor.

iii. Building C water main replacement

1. PSI was out to inspect the condition of the building's water main and it was indicated that it was exterior rust from moisture. They indicated that they would have to complete an internal camera inspection to see if pitting was occurring however did not feel that it was necessary at this time. PSI was also working with the Snake River Water District regarding the county's plan in replacing water lines.

- a. Ron commented that in previous discussions that SRWD commented that the association would be looking at a 3 year time frame from replacement and to start budgeting for that process. PSI is gaining more information as to where the connection is located between Snake River and the association's building mains.

iv. Parking Passes

1. Noah commented that parking passes were on order and as soon as they arrived they would be numbered and prepared for distribution to the ownership

v. Mailbox clusters

1. Ron indicated that he has been tracking the Keystones website and there has been no current movement.
 - a. The board tabled the topic until more information was provided by the Town of Keystone

6. New Business:

a. Legislation Policy Changes

i. [Collection](#)

ii. [Phone / Email](#)

1. Noah commented that the State of Colorado put in place an HOA task force in which the purpose of the task force was to review and go over passed legislation policies thus

potentially making future adjustments. The task force's purpose is to help protect owners within HOA's.

- a. The board approved the two updated policies in which they were signed into action via email.

b. HOA Policy changes

- i. Mandatory unit inspections - the board places within their house rules that unit inspections and emergency unit access is mandatory.
 - 1. SRG will provide 24 to 48 hour notice regarding unit inspections.
 - a. The board commented the more notice the better
- ii. Parking Policy / Updated Passes - including how to address changes in condo ownership and the parking pass.
 - 1. Parking passes should be transferred as a part of the sale of a unit. If passes are not provided to the new owner those numbers would be blacklisted and monitored for notice

c. Hot Tub chemical discussion

- i. Bromine Vs Chlorine
 - 1. "Bromine is generally the preferred sanitizer for hot tubs because it is more stable and effective in high temperatures, is gentler on skin and eyes, and lasts longer than chlorine, though it is more expensive. Chlorine is less expensive and more potent but evaporates quickly in hot water, requiring more frequent application and a stabilizer for outdoor tubs. The choice depends on budget, maintenance preferences, and whether users have sensitive skin or allergies"
 - a. The board was understanding of skin sensitivity however in review if the chemical charging readings are within standard. The board's recommendation to any owner with a sensitivity was to shower immediately after utilizing the hot tub.
 - i. The board further discussed and determined that bromine is the standard within commercial properties and has always utilized bromine within the tub. The board was in decision until industry standard changed or significant reasoning regarding a change to continue with the use of Bromine within the association's hot tub.

d. [Altitude Community Law Review](#)

- i. Bruce Ott commented that he reviewed in detail the declarations review document proposed by Altitude Community Law. Bruce indicated that with the review and that there were 15 to 20 bullet points that the association would have to change to be within Colorado Standard however the one item that stood out was that Bylaws were not signed and should be signed.
 - 1. Bruce wanted to gain more knowledge in communicating with ACL as to completing a full rewrite now or in the future as all of them can be completed as an amendment.
 - a. Noah is going to look into to see if there is a signed bylaws page that is signed.
 - 2. Ron indicated that he was in agreement from his review in that this may take several years and a significant amount of money to update
 - a. Bruce was in agreement that at minimum we want to make sure the association bylaws are signed if they are not already and then look down the road in rewriting the documents to match what Colorado standards would be today due to finances.
 - i. Noah is going to reach out to ACL regarding board questions.
- e. **Status of special assessment collection**
 - i. [Special Assessment AR BB](#)
- f. **Building B proposals**
 - i. Noah indicated that he was awaiting a final proposal from Summit Remediation Solutions regarding Building B Crawlspace work and that as soon as he received it he would pass it along to the board for review.

7. Miscellaneous Discussion:

- a. Bill Potter indicated he would like to see the crawlspaces inspected for leaks.
 - i. Ron commented that he agreed
 - 1. Noah commented that he would have Jay inspect the crawlspace during the time when he inspects units.
- b. **Concrete on Decks A Building**
 - i. The board has listed for future after winter inspection to have the Building A decks concrete inspected for condition and caulking.

1. Ron indicated that concrete had been resurfaced fairly recently so he was unsure of the issue but it would be good to stay on top of preventative maintenance.

8. Next Board of Directors Meeting Date:

- a. Board of Directors Meeting February 11th 1:00PM with onsite walkthrough

9. Adjournment: The Snowdance 10/15/2025 Board of Directors Meeting was adjourned at 10:19AM