

**Snowdance  
Board of Directors Meeting  
2/11/2026 - 1:00PM**

**Zoom Link: [Snowdance Board of Directors Meeting](#)  
(Click blue link to join)**

1. **Call to order:** The Snowdance 2/11/2026 Board of Directors Meeting was called to order at 1:05PM
  
2. **Introduction of those present and determination of quorum:**
  - a. **Snowdance Board Members Present:** Ron Molinas, Cindi Kelly, Bill Potter, Sean Ogrady, Bruce Ott
  - b. **Snowdance Ownership Present:** Marzetta Goldsmith
  - c. **Summit Resort Group Members Present:** Noah Orth
  
3. **Regular Business:**
  - a. **Financials - Snowdance December 2025 Financials** ([Full Set](#))
    - i. [Snowdance December 2025 Balance Statement](#)
      1. Operating: \$108,479.17
      2. Reserves: \$233,094.52
      3. Total Checking and Savings: \$341,573.69
  
    - ii. [Snowdance December 2025 Profit / Loss Budget Performance](#)
      1. **The Snowdance December 2025 Profit and Loss statement Reports:** A total of \$80,615.70 of actual expenditures vs \$80,624.19 of budgeted expenditure resulting in a budget surplus of \$8.49.
  
      2. **Major areas of significant over expense \$500 variance include:**
        - a. Accounting & Legal - \$1,375.00
          - i. Annual Budget - \$1,293.29
        - b. Repairs & Maintenance - \$346.49
          - i. Annual Budget 10,000.00
        - c. Snow Removal & Supplies - \$277.78
          - i. Annual Budget - \$7,800.00
  
      3. **Major areas of significant budget surplus \$500 variance include:**
        - a. Contract Hours - \$1,350.00

- ii. **Snowdance December 2025 Alpine Bank Statements**
  - 1. December 2025 Alpine Operating & Reserve
  
- iii. Snowdance Accounts Receivable As of 2/9/2026
  - 1. 1-30 current invoice not delinquent
  - 2. 31- 60 NA
  - 3. 61-90
    - a. A101 - Fireplace Inspection
    - b. A303 - Fireplace Inspection
    - c. B103 - Fireplace Inspection
    - d. C105 - Fireplace Inspection
    - e. C209 - Fireplace Inspection Sweep
  - 4. Greater than 90
    - a. A202 - Assessment
  - 5. Units A202, C102
  - 6. (-) Anything negative is prepaid.
  
- iv. Snowdance Special Assessment Accounts Receivable as of 2/9/2026
  - 1. Units A202 (Accounting indicated that they received 2 checks in the amount of \$1000 each towards dues and assessment. It was stated that A202 pays portions of total amounts. The unit is being assessed late fees by the association collection policy.
  - 2. (-) Anything negative is prepaid.
  
- v. Snowdance General Ledger as of January 23rd 2026
  - 1. Board Review / Reclassifications
  - 2. The \$1,750 Altitude invoice for the Legal documentation review should be reclassified from 501-Accounting & Legal to 602-Reserve Expenses as it was accounted for in the Reserve Plan 2026.
  
- vi. **Financial Notables:**
  - 1. All reserve transfers of \$8,368.22 have been made through October through December 2025. Total dues to reserves \$25,104.66.

2. The association is currently operating under budget of \$8.49.

- vii. **Approval of the December 2025 financials as presented.**
  1. **Ron Molinas made a motion to approve the December 2025 Financials as presented, the motion was seconded by Bruce Ott, motion carried with no dissent.**

#### **4. Meeting Discussion Points**

##### **a. Crawlspace Projects**

- i. Bill's walkthrough results with J&G Builders
  1. Bill indicated that the onsite walk was going to be rescheduled due to his being ill and not being able to make the scheduled meeting date.
- ii. Permanent B drain
- iii. Final C encapsulation
- iv. C alarms
  1. Ron commented on items ii, iii, and iv in that before the projects were stated to make sure that enough of the assessment collections were in place for payment.
  2. The board discussed encapsulation of crawlspace b to determine if there would be any further water issues.
    - a. Ron indicated that the reason building C was not completed right away was financial as well based on the engineering report instructed to wait.
      - i. Noah is going to follow up with SRS to determine their professional opinion on whether the crawlspace should be encapsulated right away or held off for the year to determine if more water issues need to be addressed.
- v. Building A Crawlspace Estimate Review
  1. Noah would follow up with SRS as well as J&G Builders regarding formal estimates for building A work.

- vi. Board Discussion
  1. Follow up items for SRS.

- a. Cost for Building B permanent discharge drain and retention area
    - b. Cost for Building A deadhead discharge to tie into the retention drain.
- b. **Tree work follow up.**
  - i. **BobbyCat - \$8,000 both trees no crane**
  - ii. **MCI**
    - 1. Option 1 - \$2,000 for uprooted tree removal
    - 2. Option 2 - \$4,000 for both trees removed.
    - 3. Crane Cost Estimates - \$1,500 single to \$3,000 double.
  - iii. **TSH Tree Services**
    - 1. Spruce Removal - \$6,517.00
    - 2. Lodge Pole Canopy Trimming Weight Reduction - \$787.50
    - 3. Lodge Pole Removal (Additional \$2,100)
  - iv. **Board Discussion**
    - 1. The Board discussed the proposals from BobbyCat Landscaping, MCI as well as TSH and was in agreement that for the safety of the removal a crane should be utilized. Bruce made a comment that based on trees that were removed in his location that if a single tree was removed it was later found that trees that were in question needed to be removed and then had to pay for equipment to be brought back on site a second time. Bruce was in favor of removing both trees for safety as well as location being within the wetland area.
      - a. The board further discussed the safety project of a professional arborist and tree climbers completing this work over just a landscaper utilizing chain saws limbing to the point of falling a tree when there are an old cabin and fence that needs to be protected.
      - b. Bruce Ott made a motion to approve TSH Tree Services proposal to remove both spruce and lodgepole trees. Ron Molinas seconded the motion; motion passed with no dissent.
        - i. Sean O’Grady commented that it would be good to take photos of the current condition of the cabin and fence in case someone at a later time tried to come back and blame Snowdance for damage from said tree removal.

1. Noah indicated they would take photos before and after.

**c. Laundry improvement discussion**

- i. Noah indicated that Brite Appliance was putting together a proposal for a commercial dryer unit; however, they were having trouble finding a commercial dryer that could fit in the entrance way. They would have to disassemble and reassemble a commercial unit of that size to fit in the space.

**d. Board Discussion:**

- i. Ron discussed further discussion during the May meeting as the board would have a better idea of financials after most of the building B crawlspace work would be completed.
- ii. Ron also commented that within the reserve plan (not budget) that a budget number of \$9,000 was estimated for laundry updates.
- iii. Ron presented the idea of just replacing one large commercial dryer but to install a third oversized commercial grade washer and dryer as large as that would fit within the door.

1. Bill was in agreement with the idea.

- a. Cindi commented that people take comforters and large items to cleaners at home and it was fortunate for Snowdance to have had a large commercial dryer. However oversized items strain our regular size machines which leads to issues. It is a liability and something else should go in its place.

2. Marzetta commented that in past history Snowdance's management company completed laundry which is why there was a large commercial dryer.

- a. Noah indicated that he would get further details as to replace the large commercial dryer as well as an additional washer and dryer cost for the board to review for discussion.

- i. The board was in agreement to have all options to view before further discussion.

**e. Parking Follow up.**

- i. Ron indicated that he just wanted to have a short discussion regarding the new parking scheme in that we have had one very vocal owner opposed to it and to see if anyone on the board or SRG has received further complaints.

1. Noah indicated that he has not heard of any further issues regarding the updated parking policy and passes.
2. Bill indicated that he only noticed that during the New Years Eve Holiday that the parking lots were filled.
  - a. Bill noticed that there were some unofficial passes being used by STR companies.
    - i. Ron inquired if they may be coming from the Manor?
      1. Bill did not think so but inquired how to handle that situation.
        - a. Noah stated that if STR companies are utilizing non-official parking passes that the vehicle is tagged and call-in information is provided to correct the owner / guest's managing agent. Noah indicated that from Jay they pass issues have been infrequent during his inspections.

**f. Keystone Master Plan / PUD**

- i. Plan highlights
- ii. PUD reengagement
- iii. Parking
- iv. Joint reserve planning
- v. Board Discussion
  1. Ron commented that he had reviewed the Town of Keystones master plan and that there were a handful of items that may potentially affect Snowdance.
    - a. The Recreation Path includes the association's bridge in which there is responsibility regarding snow removal and upkeep each year which a discussion will have to be had down the road.
  2. Ron brought up discussion around the Zoning Map, which most of it is PUD which will dictate what is and is not allowed and as the board all knows is that the current PUD is not being followed.
    - a. Ron indicated that the Town will be formulizing all of the PUDs in which we need to be ahead of the Town to be prepared for discussion. PUD treatment is a priority.

- i. Snowdance and Manor residential
- ii. Goat and Commercial Property Commercial
  - 1. Ron would like to see the two separated entities.
  - 2. Bruce Ott was appointed to manage and monitor the PUD doings.
  - 3. The board is going to put some bullet points together to set up a discussion with the Manors board.
  - 4. Bill commented that we may want to have a discussion with the town planner to get clarity on the master plan.
  - 5. The board was in agreement for Bruce to work on getting some updates and or clarity.

**g. HOA docs revision follow up (Bruce Ott)**

- i. Bruce commented that he was able to find within the association's hard copies of signed declarations as well signed bylaws. Bruce thought it might be a good idea to have the documents resigned given the timeframe that has passed to clean things up.
- ii. Bruce indicated that the board had discussed holding off on some of the other items that were presented by Altitude Community Law due to legal costs and the association's ongoing crawlspace work; however, to start working on crossing off the list of items overtime would be best practice.
  - 1. Bruce indicated that he was planning to be in Keystone in April and with the board approval he would like to start to go through some of the repetitive documents in cleaning up the hard copy files.
    - a. Ron agreed and said that it would be appreciated as well at some point where we may want to digitalize the documents all together.
  - 2. Noah commented that Bruce needed assistance in getting a hold of Altitude Community Law to let him know as he had a direct contact to reach out to.

**h. Insurance renewal prep (?) Cindi**

- i. Ron indicated that the discussion regarding association insurance is based upon assigning Cindi the role for association insurance information when it comes time to make those decisions.

1. Noah indicated that SRG typically will receive insurance proposal numbers the first week of March for an April 1st renewal in which he would pass along to the board for review and discussion.

**i. Annual inspections schedule/budget.**

- i. Roof
- ii. C pumps inspection (?)
- iii. Board Discussion
  1. Ron presented to the board that the roof was inspected in 2025 as well the building C sump pumps have been in place for more than a year and at what point the board wanted to start having the pumps inspected.
    - a. Noah indicated that he would reach out to SRS to have provide a proposal for a service agreement.
  2. Bill inquired if the crawlspaces would be inspected for leaks or water being present.
    - a. Noah indicated that Jay is currently inspecting building C crawlspace once a month when he completes unit inspections and when building B is completed, he would also have Jay inspect for leaks as well.

**j. SRG Renewal (1 July) / March-June Meetings**

- i. Executive vs Internal
- ii. Minute taking of internal.
  1. Ron commented that with management renewal coming up in July that it would be best for the board to meet without Noah with SRG to discuss the current contract and anything that may need to be refined or updated.
    - a. Noah indicated that the board can meet as they wish and that if any board executive sessions occurred no official voting can take place other than discussion along with if the board wanted executive meeting minutes posted, the secretary would need to take minutes and be approved by the remaining members of the board.
    - b. The board inquired about contractual hours and how those on-site hours are managed.
      - i. Noah indicated that each of the onsite managers on what is called "T'sheets" in which regular maintenance and projects are tracked.

k. **Gas Meter Readings**

- i. February / August current readings change to April / October discussion.
  - 1. The board was in agreement to push back the meeting readings to an April time frame as the resort closed early April and there would be less disruption to owners/renters.
  - 2. The board discussed that Vicky Schafer was willing to continue to complete them, however the board was in agreement that the task should be completed by a board member for liability reasons.
  - 3. Bill Potter and Cindi Kelly volunteered to complete readings.

l. **J&G Builders Building B Final Invoice**

- i. [Building B Project Summary Letter](#)
- ii. [Final Invoice Payment Approval](#)
  - 1. **Bruce Ott made a motion to pay the final J&G invoice for Building B Crawlspace Structural Work, Cindi Kelly seconded the motion, motion passed with no dissent.**

**5. Miscellaneous Discussion:**

- a. Ron presented to the board that the KOA was going to hold a seminar on some sort of CCIOA record keeping requirements and inquired if the association needed to attend this as SRG currently does this for us.
  - i. Noah indicated that it would be great education for the board, however, did not believe they needed to attend that anything that was an updated requirement SRG would know about and make adjustments as to what is required to complete for the association.
    - 1. February 27th
      - a. Cindi indicated that she would like to attend for educational purposes.
- b. Cindi presented that outside of Building C on the hot tub side sliding glass doors by the gas meter significant ice build up.
  - i. Noah indicated that they would inspect.
- c. KOA Website Notifications
  - i. Noah indicated that board past decisions were that the board would post any believed important documentation to the website for those owners who are following to review.
- d. Motion Sensor Dumpster Enclosure
  - i. Sean indicated that the motion sensor within the dumpster enclosure was not working.

1. Noah would have it inspected.
- e. Clubhouse Spa Curtains
  - i. Bill indicated that the curtains were removed and appreciated the timeliness.
- f. Marzetta Goldsmith Owners Comments
  - i. Declarations / Amendments / Maps and Plat Maps
    1. Marzetta was in touch with the county record keeping and indicated that the PUD was filed which is the association's zoning indicating the right to use the property. Marzetta commented that instead of the board speaking with the Manor that a board member should be selected to be actively talking with the Town of Keystone and or the zoning department as there is a recording in which would force the other PUD entities to comply.
      - a. The board was in agreement, and the board is trying to tidy up the PUD as the belief will be that attorneys will need to be involved.
        - i. Marzetta commented that she would be happy to volunteer her time in assisting.
          1. Bruce Ott indicated that he would appreciate Marzetta's assistance and historical documents that she already had to assist in this process.

**6. Next Board of Directors Meeting Dates:**

- a. May 20th 1:00PM
- b. July 29th 1:00PM
- c. September 5th 9:00AM Annual Meeting Zoom

**7. Adjournment: The Snowdance 2/11/2026 Board of Director meeting was adjourned at 2:51PM**