

**Snowdance**  
**Board of Directors Meeting**  
**2/23/2024 2:00PM Onsite 3:00PM SRG Office**  
**Zoom Link: [Snowdance Board of Directors Meeting](#)**  
**(click blue link to join)**

1. **Call to order:** The Snowdance 2/23/2024 Board of Directors Meeting was called to order at 2:05PM
2. **Introduction of those present and determination of quorum:**
  - a. **Snowdance Board Members Present:** (In person: Ron Molinas, Greg Moore, Vicky Schafer, Bill Potter. Zoom: Sean O’Grady
  - b. **Snowdance Ownership Present:** N/A
  - c. **Summit Resort Group Members Present:** Noah Orth
3. **Approve Meeting Minutes:**
  - a. **[Snowdance Board of Directors Meeting Minutes 8.7.2023](#)**
    - i. **Greg Moore motioned to approve the 8/7/2023 meeting minutes, Vicky Schafer seconding the motion, motion carried with no dissent.**
4. **Regular Business:**
  - a. **Financials - Snowdance December 2023 Financials ([Full Set](#))**
    - i. **[Snowdance December 2023 Balance Statement](#)**
      1. Noah reported the Snowdance December 2023 Balance Statement reported the following financial accounts.
        - a. Operating: \$105,095.44
        - b. Reserves December 2023: \$89,903.15
          - i. As of February 19th 2024 - \$99,067.78
        - c. Total Checking and Savings: \$204,163.22
      - ii. **[Snowdance December 2023 Profit / Loss Budget Performance](#)**
        1. **The Snowdance December 2023 Profit and Loss statement Reports:**

A total of \$65,635.92 of actual expenditures vs \$60,886.77 of budgeted expenditures resulting in a \$4,782.30 budget deficit.
        2. **Major areas of significant over expense \$500 variance include:**
          - a. Repairs & Maintenance - \$2,147.18
            - i. A104 Drain Clog
            - ii. Bridge Maintenance
            - iii. Building C Exterior light replacement X2
              1. \$1,316.24
          - b. Snow Removal & Supplies - \$2,340.00
            - i. 2023/24 Snow plowing service provider change increase in contract cost

- c. Trash Removal - \$1,466.90
  - i. Budgeting \$530 per month and current invoices thus far have been Oct. \$789.30, Nov. \$797.31 and Dec \$936.29
    - 1. The association may want to look at their service agreement as I just had another association switch from WM to Timberline at a \$300 per month in savings
      - a. **The board has requested a proposal from Timberline Waste Services**
- d. Landscaping Expense & Supplies - \$750.00
  - i. Budgeted \$210 per month and there was an invoice of \$1,245.00 in the month of November that was paid which is why were viewing an overage

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

- a. Water & Sewer - \$455.02
- b. Managers Unit Expense - \$600.00
- c. Internet Expense - \$469.36
- d. Laundry Room Expense - \$270.00

iii. **Snowdance December Accounts Receivable**

- 1. All dues are current.
- 2. Assessment payments pending
- 3. Anything negative entity is a prepaid

iv. **Snowdance 2023/24 Expense Worksheet**

- 1. Note that reserve contribution was short \$108.33 in October however was made up in November and is on track in December. Also noted that the association was operating over budget in the months of October (\$4,593.79) and December (\$461.12)

v. **Snowdance as of January 25th 2024 General Ledger**

- 1. Board Review

vi. **Greg Moore motioned to approve the December 2023 financials as presented, Bill Potter / Vicky Schafer seconded the motion. Motion carried with no dissent.**

**5. Old Business:**

a. **9.9.2023 Annual Meeting Minutes** follow up items

i. **Unit list for hot water heater replacement**

- 1. Greg Moore stated that he had a contractor in Parker that stated they would be willing to come up and do a bulk replacement. Greg is going to

confirm with the contractor to see if they would still be willing to offer bulk pricing and services.

**ii. Bike storage**

1. The board commented that this discussion has gone on for sometime and due to the cost and liability of protective storage that it is just not in the association's best interest.
  - a. Greg commented that for those with E-bikes the concern is battery fires.
    - i. Ron agreed as well there were many other agencies that had bike rentals at reasonable rates in which if owners wanted to have E-Bikes they would have to store them in their unit.

**iii. Annual Meeting via Zoom**

1. The board discussed the pros and cons of in person vs Zoom Association Annual Meetings. The board agreed that times have changed and although face to face is best in the interest of the ownership, zoom makes the most sense for the ownership.
  - a. Ron commented that we will still have the social after the meeting for those that are present
    - i. Sean agreed in that the social is a big hit with the ownership and should advertised of
      1. The board stated further discussion regarding providing food for the ownership

**iv. Communication** - the board stated that two newsletter would be distributed around the holidays as well the start of the summer.

1. Ron commented that there are several items that need to be addressed with the ownership and once project numbers are firmed up he would start putting a notification together.

**v. Inspection** [“Roof Tenting”](#)

1. Turner Morris was the contractor to install the roofs in 2018. There was also mention of chimney cap issues.
  - a. Noah reached out to Turner Morris regarding the known tenting.

**vi. [Comcast Service Agreement](#)**

1. Noah commented that the association's contract with Comcast renews November 1st 2024.
  - a. Noah has inquired about renewal costs as well options for just internet only. As soon as proposals are received they will be passed along to the board for review.
    - i. The board spoke in regards to streaming services and having fast enough internet services. RoKu, streaming stick and things to think about.
      1. The board suggested that a questionnaire go out to the ownership regarding services.

**vii. Gas readings**

1. Greg stated that gas readings are set and once SRG receives February's invoice to send them to Greg for the owner's billing.

**6. New Business:**

**a. Spring 2024**

**i. Montauk Inc - Deck update**

1. [Document 1](#)

2. [Document 2](#)

- a. The board reviewed and Ron Molinas signed the documents of the awarded claim and repairs.

3. Board discussion

- a. Punch list items listed from 2023

- i. None treated lumber on building side railing supports
- ii. Dryer vent cover under deck
- iii. Top railing updated railing fasteners
- iv. Top railing spacing/ gapping reworked
- v. Pressure treated 2x12 fascia board where material shrinkage has exposed gaps to be caulked and sealed
- vi. Additional finished fascia board to be installed
- vii. Installed 3rd level siding boards to be painted
- viii. Stucco touch up
- ix. Low voltage cables to be reinstalled
- x. Gate to be installed on end of deck for the hot tub

- b. Sean noted that the non-treated lumber that was attached to the building for railing supports needs to be brought to Montauk's attention as it is not treated and organic growth is growing.

**ii. Summit Solutions - Building C crawlspace update**

1. [Original Proposal](#)

2. [Summit Solutions follow up with electrician summary](#)

- a. Videos Provided by Ned Parker of Summit Solutions  
<https://app.companycam.com/galleries/xc5WnnNa>

b. Board discussion

- i. Ron stated that he would like to have an engineer to inspect to give a report as to the current as well a recommendation of what is needed to mitigate future water issues. The belief is that the east side drainage needs to be addressed

1. Sean commented that it seems like we received a large proposal for repairs however the proposal does not indicate where the root source of the problem is coming from.

- a. Ron stated this is the exact reason for an engineer to come out inspect and submit a report.
  - b. Vicky stated that we have to get what is currently in place working again to see if what we have will dry out the crawlspace.
  - c. Ron comment on the northeast corner as it is a funnel to the basement and the belief is that we need to have the ability to better handle the amount of water and an engineer will be able to determine that.
  - d. Bill commented on the scuppers and gutters and the amount of water that is visible during thaw and rain and where it gathers.
2. Path forward
- a. Noah is going to get a couple engineer proposals and to see what their scope of work would consist of and present it to the board for review.

**iii. Hardieboard Repairs painting / staining**

- 1. [Montauk Inc](#)
- 2. ReNew Painting - \$6,800 - Hardie board fasteners, caulking repairs. 2 coats with hardie board back brush for texture to be visible.
- 3. [Dr. Custom last year](#)
- 4. Board Discussion
  - a. Ron stated that Montauk Inc. proposed for all buildings for all repairs including fasteners caulking, painting and back brushing.
    - i. Noah indicated that it was a 3 step process.
      - 1. Greg mentioned that Montauks proposal was also discounted as Matt was willing to work with the board.
      - 2. The board brought to attention the non-treated lumber connection pieces of the railings to be addressed.

**iv. Discussion of mold mitigation project financing**

- 1. Alpine Bank, US Bank have been reached out to by SRG.
  - a. Ron stated that he felt that a generous amount was needed to cover the costs. Ron also brought up building A and we have it tested and remediated as well a part of the loan amount.
  - b. Paying the loan off over the course of the year

- c. The board discussed items that needed to be addressed and what is the proper way to finance and or collect funding.
  - i. Bill stated that he sees no way around it and would rather pay for permanent repairs than always paying for band aid repairs that are coming back to haunt us. He just like the rest of the ownership do not want to pay it however would rather have items done correctly.
- d. Bill stated that the board should take a walk around the association and make a list of everything that needs to be addressed and put together an assessment plan for the ownership no matter if it's \$1000, or \$10,000. Items needing to be addressed are only going to continue to haunt us.
  - i. Noah indicated that associations are setting up reserve assessment accounts for specific larger projects.
- e. Ron indicated that the association should really have a reserve study completed to give us an indication as to where we stand not only financially but HOA responsibility of common elements.
  - i. Greg disagreed as in the last 10 years the association was tracked really well however when the roof repairs came into play numbers went south.
- f. Greg mentioned to the board that the items that we are currently dealing with are to protect the health and safety of the ownership.
  - i. The board listed Building C structural issues, Decks and crawl spaces as examples however Building A and B have some remediation issues that need to be addressed. Again these are health and safety for all owners.
    - 1. Ron stated that if we continue to slap bandaids on items replacement is going to come sooner than you think and it's going to cost more in the long run.
    - 2. Sean commented that this is where we have to be the HOA board in that for a long time we have been a lower HOA in the county and now is a perfect storm and it's going to get worse. We are going to have to work with owners and make owners aware that this is what it is regarding aging buildings and their needs when it comes to assessments.
      - a. Bill commented that owners that can pay the assessment can pay it and owners that need to get a loan are able to

get individual loans. That is a part of living in an HOA community.

- b. Ron stated that in many cases we are going to have to have a major assessment as well ongoing dues increases. Ron believes in having a reserve study we can address the study with the ownership as well it gives the board updated information as to where the association is and how to plan for the future.
- c. Sean stated that communication needs to go out. Keeping the ownership apprised of what is going on.
  - i. Bill stated that he believes a reserve study should be completed. Greg and Ron agreed regarding passing along information to the ownership of where the association stands financially.
- d. Ron stated that he would like to prepare a draft to the ownership however felt that it needed to be done once a loan is secured
  - i. Gregs stated that if the board was just doing an assessment we would not need to do a loan
  - ii. Ron felt that a loan would still be needed as we are not able to collect enough to get items completed.
  - iii. Greg felt a general letter should go out in the next couple weeks updating the ownership with current issues that are being addressed and funding will be needed.
  - iv. The board unanimously agreed
- v. **Formal designation of roles (Current Positions and Term Ending)**
  - 1. President - Ron Molinas Expires 2024
  - 2. Vice President - Greg Moore Expires 2024

3. Secretary - Vicky Schafer Expires 2025
  4. Treasure - Sean O'Grady Expires 2024
  5. PUD/ Project Coordinator Bill Potter - Expires 2025
    - a. **A motion was made by Vicky to the boards roles (listed above), Greg seconded the motion, motion carried with no dissent.**
    - b. Ron presented to the board the idea of having a position of archivist however did not want to do it homeself. Also should the board increase to 7.
      - i. Noah indicated that in working for associations that had their own website and attempted to keep up in archiving documents as soon as the person that implemented the idea was no longer on the board it stopped.
        1. Bill ask if the association had any filing cabinets
          - a. Greg stated he has everything from the last 10 years on hardcopy.
            - i. Ron stated that it's not digital and there is so much that is missed.
        - ii. Noah mentioned that reserve studies and associations' financials are the story of the association. A reserve study and capital improvement plan tell you the needs of aging buildings and financials tell the association where dollars are spent and what is left over for the future.
        - iii. Greg mentioned that being on an association board is a volunteer position. Greg views an archivist position being positive however did not see anyone on the board doing this.
          1. Ron stated to table the idea for an archivist position for now as well accepted the board's rejection as to adding two more members.
        - iv. Greg Moore mentioned to the members that this was his last year on the board as he did mention it to those board members after the annual meeting in that this would be his last. Greg was still willing to volunteer and continue to do parking passes and gardening however after 16 years.
- vi. **Discussion of need for electronic record keeping**
  1. Tabled
- vii. **Discussion of expanding board from five to seven members**
  1. Ron brought to the board's attention the idea of extending the board to 7.



- a. Greg mentioned when he purchased there was a 7 member board and it was very dysfunctional, meetings took hours and hours and a 7 person board would not be functional in his opinion.
    - i. Vicky agreed that meetings used to go for 8 hours long and no one was on the same page.
      - 1. After further discussion the board was against increase the bord size to 7**
- viii. **Soliciting volunteers for beaver dam solutions (owner volunteer roles in general)**
  - 1. Ron brought up the idea of having someone looking into beavor dam solutions. Someone or group that can take the time in looking up potential solutions as to remediating the beavers and dams.
    - a. Greg stated that the beavers have been prior to us and now sure what can be done as it's a part of where humans decided to build next to a water source and wildlife.
      - i. Ron commented that people love their recreation paths and the beavers are doing damage to the surroundings including the trees and feels that somethings should be addressed.
        - 1. Vicky stated that every year was different in that some years they are busier than others and some where there is no water present which causes a terrible smell.
          - a. The board was going to keep up with the beavers and their distruction and what can be completed.
- ix. **Status of single stream recycling regs**
  - 1. At this time single stream recycling is not in place however down the road could potentially occur so something to keep in the back of the boards minds.
- x. **PUD touch base (commercial building ownership changes in March)**
  - 1. No changes at this time. The only communication we have is with Snowdance Manor however now that the commercial property has sold we may get communication from the new owner.
    - a. Noah indicated that the association would have to hire legal to get anywhere regarding communication as certified letters would go out to all parties.
- xi. **Reserve Study discussion**
  - 1. [Association Reserves Study Proposal](#)
  - 2. **The board was unanimous in approving a reserve study to be completed**
- xii. **Snowdance and the Town of Keystone**
  - 1. Town of keystone website
  - 2. Monitor of pud

**3. Person threat parking and bridges**

- a.** Ron commented that there are several items that need to be monitored such as the bridges and rec paths as if the town takes those over they could come through Snowdance property and could be a liability.
  - i.** Greg commented that the town could however say we do not need your bridge and it would make the walk to the mountain a whole lot longer so we have to be careful.
    - 1.** Ron stated that he things owners just need to be made aware now that Keystone is its own town and we need to continue to monitor.
      - a.** Sean stated that we are definitely stay on the good side of the town as there have been so many changes in towns like Breckenridge and Frisco.

**xiii. Proposal to drop flood insurance**

- 1.** Greg made a motion to drop flood insurance.
  - a.** Bill stated that he had a concern as each year is different regarding the water table as well as to floods that have recently occurred in the last 5 years in different parts of the country.
    - i.** Ron indicated that the flood map and mitigation however was designed to be drawn the other way. Greg mentioned that at peak run off the water is only 4 or 5 feet high.
      - 1.** The board agreed to wait until the updated numbers came in to make a decision.

**xiv. [Snowdance Reserve Projections](#)**

**7. Miscellaneous Discussion:**

**a. Bridge Inspection**

- i.** 2024 Bridge inspection needed
  - 1.** Noah will work on proposals for the board.

**b. Concrete north side of building C**

- i.** Bill was going to inspect as there was thought that moisture could be the cause and create a repair plan
- ii.** Noah will also inspect

**8. Next Board of Directors Meeting Date:**

- a.** Board of Directors Meeting:
  - i.** 8/2 meet on site at 2:00 and 3:00 discuss budget preparation
  - ii.** Annual Meeting Date: Saturday September 7th 9:00 AM Zoom / Potluck to follow 11:00AM

1. Greg made a motion that the annual meeting be held using Zoom only and a potluck to follow. Ron seconded the motion, motion carried with no dissent.
  - a. Ron mentioned the potluck, to look into the association providing meat again.
    - i. Board agreed

**9. Adjournment: The 2/23/2024 Snowdance Board of Directors meeting was adjourned at 4:21PM**