

**Snowdance  
Board of Directors Meeting  
2/24/2023  
2:00 PM Property Walkthrough  
3:00 PM Board of Directors Meeting SRG  
Zoom Link: [Snowdance Board of Directors Meeting](#)  
(click blue link to join)**

1. **Call to order:** The Snowdance 2/24/2023 Board of Directors Meeting was called to order at 3:02PM
  2. **Introduction of those present and determination of quorum:**
    - a. **Snowdance Board Members Present:** Vicky Schafer, Marie Osborne, Ron Molinas, Greg Moore , Sean O’Grady,
    - b. **Snowdance Ownership Present:**
    - c. **Summit Resort Group Members Present:** Noah Orth
  3. **Approve Meeting Minutes:**
    - a. [Snowdance Board of Directors Meeting 12/14/2022](#)
      - i. **Motion to Approve:**
        1. **Greg Moore motioned to approve the Snowdance 12/14/2022 Meeting Minutes as presented, motion was seconded by Vicky Schafer, motion passed with no dissent.**
4. **Regular Business:**
  - a. **Financials - Snowdance December 31st 2022 Financials ([Full Set](#))**
    - i. [Snowdance December 31st 2022 Balance Statement](#)
      1. Noah reported the Snowdance December 31st 2022 Balance Statement reported the following financial accounts.
        - a. Operating: \$112,135.75
        - b. Reserves: \$234,505.61
        - c. Total Checking and Savings: \$346,641.36
    - ii. [Snowdance December 31st 2022 Profit / Loss Budget Performance](#)
      1. **The Snowdance December 31st 2022 Profit and Loss statement reports:** A total of \$57,908.15 of actual expenditures vs \$53,768.10 of budgeted expenditures resulting in a \$4,140.05 budget deficit.

**2. Major areas of significant over expense variance include:**

- a. Repairs & Maintenance \$1,934.46
- b. Utilities \$766.20 - keeping in mind that we had new heat tape installed on Building C so electric usage may have increased
- c. Club House Expenses \$2,430.54 - Hot Tub Heater Replacement and install (\$2,034.82)
  - i. **A Motion was made by Ron Molinas to the hot tub heater to reserves, Motion was seconded by Vicky Schafer and Greg Moore, Motion passed with no dissent.**
- d. Landscaping & Supplies \$1,608.10

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

- a. Water & Sewer \$805.93 - Noah noted that the surplus variance had to do with quarterly billing cycles and the timing of payment
- b. Snow Removal & Supplies \$1,612.66 - Noah noted that the association had only received a single invoice of \$54.00 of a year to date budget of \$1,666.66

**iii. Snowdance December 31st 2022 Accounts Receivable**

- 1. The Accounts Receivable Aging Summary reports all dues are current as owners pay quarterly

**iv. Snowdance as of January 25th 2023 General Ledger**

- 1. Noah had mentioned for the board to review the association general ledger and to let him know if any invoice needed to be reclassified

- v. **Greg Moore motioned to approve the Snowdance December 31st Financials as presented, Vicky Schafer seconded the motion, motion passed with no dissent.**

**5. Old Business:**

**a. Fireplace Inspections Summary**

- i. Noah spoke to the board regarding the fireplace inspection and any owners that had specific items that needed to be addressed were contacted.

**b. Building C Sump Pump Inspection:**

- i. Noah reported that Snowbridge was out in July of 2021 and inspected the pumps. All were in working order however it was noted that there were not enough pumps to handle the amount of groundwater. Snowbridge scheduled inspection: The week of March 1st
  - 1. Ron Molinas commented that building c's crawl space has always had water issues and that an inspection should occur as to the current condition of the pumps, life expectancy / rebuild costs. Ron stated inquired if there were other companies that could give a proposal as well
    - a. Noah stated that he would reach out to Snowbridge, PSI as well Complete Basement Systems to inquire.

**c. Owner Directory:**

- i. Noah stated that there were 11 owner responses from the community directory questionnaire, 9 of which stated they would share their contact information
  - 1. The board instructed Noah to go ahead and post the 9 owners contact information and if any other owners wanted to add their contact information they can do so by contacting Summit Resort Group

**6. New Business:**

**a. Building C Deck / Structure Project:**

- i. Noah presented the board with the contract to move forward
  - 1. [Contract](#)
    - a. The board wanted identification within the contract that the chair rail and trex top caps are to be reused
      - i. Sean O' Grady inquired about the owner's deck furniture and belongings.
        - 1. The board discussed that owners would have to place their belongings inside of their unit or elsewhere until reconstruction was completed of their deck.
        - 2. Ron Molinas presented to the board the idea of possible renting a storage container for owners belongings
          - a. Board stated the fear in doing so was to mix owners property up

**b. Process of unit inspection & scope of work:**

i. Scope of Work

1. The board inquired 1st and 2nd floor unit ceiling inspection and general timing of demo, inspection and repairs
2. The board inquired as to the process and reconstruction as to when each deck stack would be completed
  - a. Noah stated he would confirm with Montauk Construction
3. Ron Molinas inquired about payment options
  - a. Bank Financing
  - b. Assessment
    - i. The board unanimously agreed that an assessment would be the best option with interest rates being as high as they are
      1. Noah stated he would inquire rates and report to the board for knowledge

**c. Buildings A, B & C**

- i. Ron Molinas spoke regarding remedial work in regards to the structure project that would be taking place on building C as well an assessment on the main drain lines once PSI was completed with their cleanout. The condition and age of the plumbing was discussed and the possibility of relining may be needed in the future.

1. PSI Proposal: Plumbing blow out, inspection, and remediation estimate

- a. Greg Moore made a motion to have the jetting of the line completed by PSI, Vicky Schafer seconded the motion, motion passed with no dissent.

- i. Ron Molinas suggested a

ii. **Hardie board inspection and remaining life projection**

1. Ron stated that the hardie board should be inspected for life expectancy

iii. **Roof inspection**

1. Noah stated that Turner Morris inspected the roof in 2013 as well as in 2015. Turner Morris is now charging \$2,500 to complete a roof inspection in which there were several contractors that were available to give the association a general report of condition and repairs needed.

- a. Noah is going to reach out to a couple of contactors to inspect

iv. **Parking Lot Back of C**

1. The board discussed their concern over the condition of Snowdance Manor and Building C's parking lot. The board spoke

in regards to the PUD and financial responsibility. The board stated that at this point the “Goat” and “Business” entities have not been communicative over PUD items and that Snowdance will have to move forward in discussions with Snowdance Manor.

**v. PUD Status**

1. Ron Molinas inquired if PUD head Sean O’Grady had heard of any communication from any of the PUD entities?
  - a. Sean had not heard anything
  - b. Vicky stated that former board member Chris had all the PUD paperwork and that we should reach out to see if should could pass it off the Maria or Peter

**vi. Keystone incorporation engagement**

1. Ron Molinas stated that he was going to speak with Sarah Keel on giving a status update as she was running for one of the counsel positions.
  - a. Greg Moore suggested that the board send updates to the ownership as well, making the ownership aware that the board did not have a stance either for or against.
    - i. The rest of the board agreed

**vii. Planning for planning**

1. Ron Molinas wanted to bring up the 10 year plan to date to reflect future capital improvements

**7. Miscellaneous Discussion:**

**a. Gas readings:**

- i. Ron Molinas thanked Sean for taking on the responsibility of meter reading.
  1. It was noted that the association's gas meters read in CCF. From last June the price of gas went up from \$.93 per therm to \$1.36
  2. It was noted by the board that January was also included in total costs this year
    - a. Greg Moore is going to draft an email to the ownership and within that notification give an update on the building C project and timing, ice clean up, information on hot water heater replacements to be competed as well as what each unit owner owed for their portion of gas.

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

- a. **July 7th 2:00PM walkthrough 3:00 SRG**
- b. **Annual Meeting Date: Saturday September 9th 9:00AM**

**9. Comments:**

- a. Greg Moore wanted to say thank you again to Peter and Maria and stressed how their value onsite was and that he would not thank them enough. The complete board of directors agreed!

**10. Adjournment:**

- a. **Vicky Schafer made a motion to adjourn the 2/24/2023 Board of Directors meeting, Ron Molinas and Greg Moore seconded the motion, the meeting was adjourned at 4:08PM**