

**Snowdance
Board of Directors Meeting
5/29/2024 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 9:01AM**

- 2. Introduction of those present and determination of quorum:**
 - a. Snowdance Board Members Present:** Ron Molinas, Greg Moore, Vicky Schafer, Sean O'Grady, Bill Potter
 - b. Snowdance Ownership Present:**
 - c. Summit Resort Group Members Present:** Noah Orth

- 3. Approve Meeting Minutes:**
 - a. [Snowdance Board of Directors Meeting Minutes 2/23/2024](#)**
 - i. Greg Moore made a motion to approve the 2/3/2024 meeting minutes as presented, Vicky Seconded the motion, motion passed with no dissent.**

- 4. Regular Business:**
 - a. Financials - Snowdance April 2024 Financials ([Full Set](#))**
 - i. [Snowdance April 2024 Balance Statement](#)**
 1. Noah reported the Snowdance April 2024 Balance Statement reported the following financial accounts.
 - a. Operating: \$123,904.16
 - b. Reserves: \$94,555.87
 - c. Total Checking and Savings: \$218,460.03
 2. Board Discussion
 - a. Ron Molinas requested for Noah to get year to date figures and report back to the board.
 - ii. [Snowdance April 2024 Profit / Loss Budget Performance](#)**
 - 1. The Snowdance April 2024 Profit and Loss statement Reports:** A total of \$154,011.94 of actual expenditures vs \$142,194.12 of budgeted expenditures resulting in a \$11,817.82 budget deficit.

2. Major areas of significant over expense \$500 variance include:

- a. Insurance - \$1,135.57
- b. Repairs & Maintenance - \$2,029.35
- c. Water & Sewer - \$4,882.78
- d. Snow Removal & Supplies - \$5,033.58
- e. Clubhouse Expense - \$2,221.66
- f. Board Discussion
 - i. Greg Moore inquired about the large coverage for Snow Removal.
 - 1. Noah indicated that the snow removal contract for 2024 went from a per plow basis in 2023 to monthly contracted fee. That fee was \$900 for 5 plows a month and anything after was a time and fuel charge. The Association also had a parking lot ice and build up clearing completed.
 - ii. The board spoke in concern that historically where snow was being stored in front of the C building would have to be placed elsewhere to prevent above and below ground water entering the building's crawlspace.
 - iii. Ron Inquired about the clubhouse overage.
 - 1. Noah indicated that the hot tub heater had board approved parts replaced on it due to age and use.
 - a. Ron indicated that maybe a reserve expense.
 - i. Noah suggested that the board review the year to date general ledger to see if any expenses needed to be reclassified.
 - iv. Greg inquired if the April PNL showed the increase in insurance premium.
 - 1. Noah indicated that the PNL did include the premium increase which went from \$4462.83 to \$5598.39.

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

- a. Utilities - \$1,082.64
- b. Managers Unit - \$600.00
- c. Laundry Room Expense - \$630.00

iii. Snowdance April 2024 Accounts Receivable

- 1. Unit B104 \$339.57 (31-60 Days)
- 2. Unit B 202 \$62.43 (31-60 Days \$112.90 (61-90 Days)
- 3. Unit Assessments

iv. Snowdance General Ledger as of May 24th 2024

1. Board Review

- a. Noah indicated that the board should review the general ledger and any expenses that needed reclassification to let him know so that accounting could make the proper adjustments.

v. Snowdance 2023/24 Expense Worksheet

vi. Ron Molinas made a motion to approve the April 2024 financials as presented, Greg Moore seconded the motion, motion carried with no dissent.

vii. Ron commented that ownership of the insurance company had changed.

- 1. Noah indicated that Jim Strong the owner of the Kinser Agency retired and sold the company to Peter Mamich who was a long time employee of the Agency and that to date nothing has changed however Noah made the board aware that it has been stated that in 2025 Farmers pricing was stated to increase to be inline with other carriers.

viii. Greg inquired if the lift station repairs have been paid for

- 1. Noah inquired that \$45,375.16 has been paid from reserves for the repairs to the lift station. Noah also stated that the association was withholding \$30,000 for the completion of the building c deck work.

5. Old Business:

a. Discussion of need for electronic record keeping

- i. Discussion tabled from 2/23/2024 meeting
 - 1. The board further tabled the discussion

b. Single Stream Recycling

i. High Country Conservation stated that single stream recycling is in place and the only item that needs to be separated was glass

1. Greg inquired if the association was required to have recycling containers

a. Noah indicated no not at this time.

i. Ron suggested that when the town of Keystone makes recycling mandatory we wait to decide what the board's options are.

c. Waste Management / Timberline Waste Services Update

i. [Timberline Waste Services Proposal](#)

1. Update: Noah Waste Management would be moving their dumpster equipment on 5/29/2024 in which at that time Timberline Disposal will have their equipment put in place.

d. Flood Insurance

i. [Proposal](#)

1. Noah indicated the board approved by action via email. The signed renewal date is 6/14/2024.

e. Hot Water Heaters

i. Units C101, B302, B303, Laundry Room Completed

ii. Unit C102 and C103 remain to be completed as owners opted out. Date of completion is September 30th 2024

f. Roof Tenting

i. Noah has spoken with Turner Morris and they are in the process of inspecting. Noah's discussion regarding warranty was if there was a found issue it would fall under the manufacturer warranty and not Turner Morris warranty due to age.

g. Comcast Contract

i. [November 2024](#)

1. Noah presented to the board the current Xfinity Bulk Agreement in that November the contract would need to be renewed or adjusted.

a. The board inquired about putting together a questionnaire to the ownership regarding what the ownership would like to see given the update technology with streaming as well as the ability to take your cable from place to place.

i. The questionnaire to the ownership with the options of

1. Current cable and internet

2. Internet only
3. Provide their own

b. Further discussion:

- i. If owners have to provide their own prices will skyrocket
 1. Sean stated that the association needed to think long term on this as with a bulk agreement you're going to get the best deal for the money for those owners that are full time.
 2. The board discussed that there are owners who are full time, owners who rent and owners who use their unit as a second home and do not rent.
 3. The board decided to add this to the annual meeting agenda to discuss with the ownership.
 4. Sean indicated that being in the IT industry this is something that we need to discuss this further as things are changing regarding bandwidth and so on.
 5. The board decided that they would discuss during the annual meeting with the ownership to make a decision before the November renewal date.

h. Bridge Inspection

i. [Inspection Report](#)

1. The board reviewed the bridge inspection and wanted Peter to repair the minor items.
2. Greg inquired if the Manor paid their portion
 - a. Noah indicated that they have not and that the Manors board president was taking a stance in not paying for PUD expenses until an actual PUD was in place with the 4 entities.
 - i. Vicky inquired what the next steps were regarding the PUD in which Noah indicated that a lawyer would need to get involved.
 1. Ron stated that there has only been a Snowdance and Snowdance Manor, the

rest of the PUD is obsolete and if anything an agreement between Snowdance and Manor needs to be addressed.

2. Sean inquired if now that Keystone is its own town will they get involved.
3. Greg stated that the last two bridge inspections the Manor paid their half so at this point this is not new to them.
 - a. Noah stated he would follow up with their community managers.
 - b. Ron stated that if and when the PUD is back together it needs to be managed and meeting minutes are needed to be taken for record.

i. Hardie Board Siding Repairs Staining

- i. [Montauk Inc](#)
- ii. [Dr. Custom](#)
- iii. ReNew Painting
- iv. [Plate Capital Projects](#)
- v. Board discussion

1. The board discussed that the deck's cedar boards need to be protected as well as the condition of all the hardie board planks needed to be addressed. The proposals that are being viewed outside of Plate Capital Projects are a year old. With the cost of the crawlspace work we may need to postpone until we understand our finances better.

- a. The board requested to get updated pricing of the painting and hardie board repairs and paint.

j. Concrete Repairs

- i. Noah indicated that it was presented by Summit Remediation Solutions that on the north end of Building C the concrete slab has a negative grade due to settling and should be corrected due to the amount of water that is entering.
- ii. Building B's laundry / dumpster entrance has a slab that is degenerating and needs replacement.
- iii. Ron stated that in the engineering report it was suggested that a curb stop be put in place to mitigate the flow of water to either side of the building.

1. The board requested for Noah to receive some proposals for concrete work.

6. New Business:

a. Open Flame Equipment

i. Revisit from 2/23/2024

1. Noah indicated that from the board's past discussion to today that in speaking with several insurance agencies open flame equipment is going to go away within associations and even associations that have sprinkler systems over decks for the purpose of BBQ fires will no longer be able to have open flamed equipment. Noah indicated as of April 1st 2025 be prepared for a house policy to be put in place not allowing open flame equipment.

- a. The board spoke in regards to the understanding that this is a National Fire Protection Agency issue and the only option owners would have would be to have electric grills. The other option would be to have a community grilling area.

- i. The board agreed that there was no place to install a communal BBQ.

- ii. Sean stated that we may run into a problem as his bathroom GFCI is connected to his decks outlet and it tripped all the time while the deck workers were working.

1. The board talked about having unit outlets inspected to check amps and gauge of wire to even have the ability to have electric grills.

b. Forever Chemicals

- i. Greg Moore indicated that he had received notice from an owner in concern of contaminated water. Greg spoke in regard that the Snake River Water District had until 2029 to have a system to remove some of these chemicals.

1. The board indicated that at this point there is nothing that the association would complete due to the cost; however Greg mentioned that in doing some research the cost for an individual reverse osmosis water filter system was \$400 to \$500. Ron also commented that carbon will also remove chemicals.

2. The board agreed that for the association to install a system that may cost several hundred thousands of dollars to do so, we wait to see what SRWD comes up with and at this time if owners are concerned they can install their owner filter system.
 3. The board plans to speak of this in their upcoming newsletter to the ownership.
- c. **Laundry Room Washing Machine Replacement**
- i. Summit Appliance Indicated that the inner transmission gasket and bearing are shot and cannot be replaced due to age of unit. It was stated that he may be able to make a repair for it to work again after taking it apart however would not be able to assure working and the best option was to replace.
 1. **The board unanimously approved the replacement of the washing machine.**
 - a. Noah is going to provide the board with some options
- d. **Buildings A,B and C Crawlspace Project**
- i. [Repair Proposal Numbers](#)
- e. Board Discussion
- i. Sean commented that he took it upon himself to do some investigating and was able to lower the ponds by 10 inches due to the beaver dams. Sean commented that the building was on fill and inquired if the association ever did anything to help mitigate the water from the beavers.
 1. Bill Potter stated that he and Greg had knocked down a large dam a few years ago about 100 years east of the parking lot which was causing it to flood.
 - ii. Ron commented that we could start with the town as they are very protective of the rec paths. Ron stated that there are a lot of official entities out there such as the forest services. Ron stated that an offset drain would need to be put in place however the cost for this to be completed and who would pay for it would be the question.
 1. The board believed that an outside entity would not pay for this and the cost would fall back on the association.
 2. Greg and Vicky commented that the amount of water changes annually whether from the beavers or water run off from the amount of snow received.

iii. [Crawl Space Funding Worksheet](#)

1. Ron Molinas spoke in regards to numbers in which he felt were soft however was a baseline and inquired the rest of the boards thoughts
2. Greg commented in that he agreed with Rons worksheet and was in favor of the 3 year option
3. Sean commented that his one big fear are for the unknown that come up in the future
 - a. Ron commented that he felt that was a good reason not to go with a loan however by a year by year assessment if we don't decide to assess the entire amount to just be able to take care of the repairs needed.
 - b. Ron believed that the association will accumulate reserves and that the board will have a reserve contribution which we will talk about at budget time as to how much we increase it.
4. Vicky inquired if the owners could be charged a different amount per the work that is needed in each.
 - a. Ron and Greg both spoke in regard to the associations governing documents having a clean common allocated interest which is what each owner would be paid towards common repairs.
 - b. Board members discussed that a dues increase is going to need to take place, however the amount was unknown as the goal would be to be bringing in enough money to cover operating and reserves not to have to assess again each year.
 - c. Ron brought up that one item that is not included in the numbers is the french drain or water retention area on the east side of Building C that was discussed by the engineer.
 - i. Greg commented that one thing that needs to be made very clear to the ownership is that these items are structural life and safety as well health and safety concerns that need to be completed which none of us are excited about.

f. Finances needed to complete the crawlspace work

- i.** The board discussed financial options to cover the large assessment in which were to acquire a loan, assess the ownership for the full amount or to do a split loan and ongoing assessment.
 - 1.** Bill commented that he would rather just pay one large assessment to be able to complete all the necessary work, however understood that there may be owners that could not financially do this, however if that were the case they could work with a bank of their choice to receive a loan.
 - 2.** The board was in agreement in that interest rates are not helpful
 - a.** Vicky inquired if we could get some further information as to what it would take for the association to be able to pull a large loan.
 - i.** Noah commented that he would further discuss with the current banks that he was in communications with however it was stated that just to entertain a loan the association would be looking at \$5,000 to \$8,000 in fees however would further inquire.
 - b.** The board commented that the challenges are with whatever way we decide to go, it's going to affect certain owners whether the association receives a loan or if the individual owner goes out to get a loan either way interest needs to be dealt with.
 - i.** The board agreed that the best course of action would be to assess the ownership and then provide bank contracts for loan assistance.
 - c.** The board discussed future financial concerns in that money maybe needed and there is no way to determine what the dollar amount would be
 - i.** Greg commented that there are no guarantees in that we are not going to be able to get hard fast numbers and the board is going to have to give it their best shot in which assessments down the road may be needed until funds can be recovered.
 - ii.** Bill commented that no one is going to like it, however the repairs are an investment to the

property which have much greater value today than when anyone purchased in which we do not want any building to completely degrade.

g. **Building C East side regrading discussion**

i. Sean commented that we need to be able to figure out the core water issue before spending money on projects which are unknown. Seans felt that by attacking the water issues with correcting and adding the sump pumps as well as repairing the lift station we are going to be able to determine if we really need to spend money on regrading. Sean indicated that if the water table changed, beavers or flow rate are a cause, the board needs to identify and attach the source of the problem and not just to complete recommendations that may not be the issue. Sean indicated that the french drain that is in place is constantly running so we know it is indeed working.

1. The board agreed as to either get a flow study completed and or install the recommended sump pump system being that the lift station has been repaired and see if the outcome of the installation dries up the crawl space as it once did.
2. Greg commented that the bottom line is that the association was built on wetlands. Greg stated that we need to do the best possible job to make sure mold is mitigated, make sure we have enough pumps to move the water out but if there is a belief that we are going to keep water out is going to be nearly impossible which is why we have to do the best we can through drying out the space, installing vapor barriers and so on.
 - a. Vicky agreed
3. The board discussed snow storage and that it needed to change and that snow can no longer be stored in front of the buildings as the negative grade towards the wetlands is causing water to enter our buildings' crawlspaces.
4. **The board was in unanimous agreement to have a one time large assessment in order to take care of all issues in Buildings A,B and C.**
 - a. Bill and Sean commented that the board needed to also think of a contingency number as well as add on other repairs that are needed to the buildings such as the hardie board.

- i. Vicky agreed to have everything completed and the assessment as a one large sum in order to complete the items as we do not want construction going on for the next 2 to 5 years.
- ii. Greg agreed and indicated that we need to give owners as much time as possible to prepare for this.
- iii. The board would like to be able to collect money for a September / October start date at minimum building C crawlspace being the worst.

7. Miscellaneous Discussion:

- a. The board approved the color Orange Color Parking Passes the 2024/2025 season
- b. Varnish for Wood Summer Chairs have been ordered and Greg would be completing this task and putting them out.
- c. Gutters and Downspouts on all scuppers
 - i. The board indicated that with the amount of water that comes off the roof systems that all scuppers should have a downspout to control the water instead of it just dripping off the roofline.
 - 1. Noah to receive proposals and report back to the board

8. Next Board of Directors Meeting Date:

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

9. Adjournment: The 5/29/2024 Snowdance Board of Directors meeting was adjourned at 11:52 AM