

**Snowdance
Board of Directors Meeting
5/7/2025
1:00PM Zoom Meeting
Zoom Link: [Snowdance Board of Directors Meeting](#)
(Click blue link to join)**

1. **Call to order: The Snowdance 5/7/2025 Board of Directors Meeting was called to order at 1:07PM**
2. **Introduction of those present and determination of quorum:**
 - a. **Snowdance Board Members Present:** Ron Molinas, Cindi Kelly, Vicky Schafer , Sean O'Grady, Bill Potter
 - b. **Snowdance Ownership Present:**
 - c. **Summit Resort Group Members Present:** Kevin Lovett, Noah Orth
3. [Snowdance Board of Directors Meeting Minutes 2/19/2025](#)
 - a. **Approved Action Via Email**
4. **Regular Business:**
 - a. **Financials - Snowdance March 2025 Financials ([Full Set](#))**
 - i. [Snowdance March 2025 Balance Statement](#)
 1. Operating: \$102,863.82
 2. Reserves: \$146,925.82
 3. Total Checking and Savings: \$249,789.64
 - ii. As of May 7th 2025
 1. Operating \$118,541.52
 2. Reserves \$123,766.96
 3. Total Checking and Savings \$242,308.48
 - iii. [Snowdance March 2025 Profit / Loss Budget Performance](#)
 1. **The Snowdance March 2025 Profit and Loss statement Reports:** A total of \$140,036.39 of actual expenditures vs \$140,242.43 of budgeted expenditures resulting in a \$206.04 budget surplus.
 2. **Major areas of significant over expense \$500 variance include:**
 - a. Repairs & Maintenance - \$1,399.43
 - i. Annual Budget - \$7,440.00
 - b. Snow Removal & Supplies - \$1,505.13
 - i. Annual Budget - \$7,033.58

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

- a. Annual Meeting Expense - \$733.95
 - i. Annual Budget - \$733.95
- b. Managers Unit Expense / Utilities - \$600.00
 - i. 540 \$500 retirement gift
 - ii. Annual Budget - \$600.00
- c. Landscaping Expense & Supplies - \$1,086.02
 - i. Annual Budget - \$2,520.00

ii. Board Discussion

- 1. Cindi commented that within the Snowremoval account that all that has been invoiced was the monthly service agreement and the extra clean up and to move snow from the North side of building A as well C.
 - a. Noah indicated that SRG may have not received invoices for those services which is why it is not shown on the statements and or the contractor did it on his time as that was an original request of the association regarding snow storage.

iii. Snowdance March 2025 Alpine Bank Statements

- 1. [March 2025 Operating](#)
- 2. [March 2025 Reserves](#)

iv. Snowdance March 2025 Accounts Receivable

- 1. [Association AR](#)
- 2. [Emergency Special Assessment](#)
- 3. [2025 Crawlspace Special Assessment](#)
- 4. Board Discussion
 - a. The board discussed owner delinquency and collection actions.
 - i. Noah indicated that Summit Resort Groups accounting team reaches out to those owners via phone call, email as well as a certified letter for delinquency. Noah stated that late fees and interest are applied to those unit owners and that the association collection policy is followed.

v. [Snowdance General Ledger as of April 24th 2025](#)

- 1. **Board Review**

vi. [Snowdance 2025 Monthly Expense Worksheet](#)

1. Noah discussed the monthly expense worksheet as it is used as a budgeting tool as well to show which months the association is over or under budget. Noah commented that it cannot be read into as it is all based on cash flow and how the funds were distributed throughout the association's fiscal year and to expect fluctuation.

vii. **Approval of March 2025 Financials**

1. **Cindi Kelly had open questions in which the board is going to approve the March 2025 Financials at a later time.**

5. Old Business:

a. Xfinity Hardware Upgrade Installation

- i. Completed

b. Building A and C Snowpile removal

- i. The board discussed future removal service to take down the building A snow storage sign as well as instruct the contractor not to pile snow above A building and above C building.

c. Stevens West Electric Heat Tape Connections

- i. Completed

d. HOA Rules and Regulations Update (Open Flame Equipment)

- i. Completed

e. Short Term Rental License Posting

- i. Noah indicated that rental licences needed to be posted within the unit and did not have to be visible from the exterior.

f. Town of Keystone Master Plan Monitoring

- i. Noah posted the KOA and Town of Keystone websites to the association's website for those owners looking for any information regarding those two entities. There was no further discussion

g. Clubhouse Bathroom Repairs

- i. The Clubhouse bathroom repairs were completed by J&G Builders and Summit Remediation Solutions. No further board discussion

h. [New Owner Communication / Letter](#)

- i. Board Discussion

1. Ron indicated that he would like to add the Board of Directors Gmail address within the document.

i. SRG vs BOD Responsibilities

- i. Board had no further discussion

j. [Comcast Invoice History](#)

- i. 2/2024 4.76551% Increase occurred
- ii. [2021](#)
- iii. [2022](#)
- iv. [2023](#)
- v. [2024](#)

vi. Board discussion

1. Noah commented that he pulled up end of year financials from 2021 and for some reason we are paying less in 2025 however the letter indicated that January 2025 there would be an increase. The board stated not to inquire and to monitor.
2. Sean indicated that since the upgrade the service had been going in and out.
 - a. Noah inquired if Sean had called the bulk number to see if there was an interference that needed to be looked into. Noah commented that he would make a call to inquire.

k. Snake River Water District Mains Follow Up

- i. [Water Main](#)
- ii. Noah confirmed with the Snake Water District that Snowdance is in a 3 year plan to replace their mains and was stated to start budgeting for it.
- iii. Noah has met with PSI on obtaining a proposal for replacement. As follow up PSI is working with SRWD in obtaining main locations to be able to provide an accurate location as to responsible entities of plumbing replacement.
- iv. Board Discussion
 1. Bill Potter indicated that the amount of water within the crawlspace is linked to be the cause of the rusted main.
 - a. Noah indicated that building A and B mains were not like building C rusted condition
 - i. Cindi inquired if building C main needed to be addressed
 1. Noah commented that within discussion onsite with PSI that the rusted main should be addressed however Noah is awaiting report to follow up with the board.

6. New Business:

a. Onsite Manager Retiring / Replacement

- i. Noah commented that Pete Sims was retiring and would be departing around June 19th 2025. Noah commented that Kevin Lovett has found a wonderful replacement.
 1. Kevin Lovett commented a big congratulations to Pete and Maria Sims have been fantastic staff members for Summit Resort Group as well Snowdance Condominiums.
 2. Kevin indicated that Summit Resort Group has a great replacement in Jay Everest. Kevin commented that Jay has been living in Summit County for a number of years and is an extremely hard worker. Kevin stated that Jay is available at any time if anyone would like to do a meet and greet.

3. Kevin commented that Jay would be training with Pete to get to know and understand the onsite manager's role at Snowdance.
4. Board Discussion
 - a. The board inquired details regarding Jay
 - i. Kevin stated that Jay was single with no pets. Kevin indicated that Jay was the heart of a recent crawlspace cleanout at SRG so the board has no worries when it comes to capability regarding lifting or getting work completed.
 - ii. Bill inquired if Jay was a go for SRG and Snowdance
 1. Kevin indicated that SRG is always hiring and feels that Jay is the best candidate for Snowdance.
 - a. Noah indicated that Jay has already completed onsite and electrical for him and was very impressed with his skills.
 - i. Kevin commented that Jay is currently an electrical apprentice and is on path with receiving his electrical journeyman's licence.
 - iii. Ron inquired if Kevin knew what Jay comes along with in regards to the need of storage space as currently Pete and Maria utilize the North side Building A storage and it might be nice to gain some of that space back.
 1. Kevin commented that within Pete and Jay's initial site visit the storage space was viewed however Kevin commented that Jay could utilize the back of the dumpster area for his tools however would speak with Jay as to what his needs would be.
 - iv. Ron discussed with the board in proposing a \$500 retirement gift to Pete for his and Maria's years of service.
 1. Bill Potter agreed to Ron's proposal as well. Cindi commented that the association received a 2 for 1 deal with having Pete and Maria as site managers for several years and agreed.
 - a. **Ron made a motion to present Pete Sims with a retirement gift**

**from the Snowdance Association
in the amount of \$500 for their
years of service at Snowdance.
Bill Potter seconded the motion,
motion passed with no dissent.**

ii. Unit Managers Electric Grill

1. Cindi inquired if the electric grill that was utilized as a test for the managers unit was a gift to Pete and Maria or would that be staying with the unit.
 - a. The board discussed and indicated that the electric grill should stay with the managers unit

iii. Managers Unit Needs

1. Ron commented that we have within the budget \$600 towards the manager's unit needs and with a manager change over it would be a good time to complete an inspection of anything that might need to be updated.
 - a. Noah indicated that he would have Pete and Jay inspect and he would report back to the board with anything that needed to be presented to the board for update.

iv. Property Manager Unit Inspection list

1. Cindi commented that we want to make sure that the unit inspection list is passed along to Jay and to make sure Jay understood some of the water and moisture issues that have recently been found underneath kitchen sinks.
 - a. Noah indicated that each unit is supplied an inspection log within the unit which is signed by the manager after inspection takes place. Noah indicated that if the manager noticed an issue it is documented and reported to the owner for action.
 - b. Ron inquired instead of units being inspected monthly could they be inspected quarterly as a minimum.
 - i. Sean commented, are there currently any issues with inspections that are occurring monthly and or why the requested change?
 - ii. Cindi agreed that if units are currently being inspected monthly now why would we go to a lesser schedule as well as inquire to Noah how unit inspection worked.
 1. Noah indicated that today for liability reasons that SRG just cannot go into units without proper authorization in which a unit authorization for has been sent out to the ownership. For those units that signed the waiver units are inspected and any issues

are reported to Noah to communicate with the owner. If the unit is occupied by an owner, tenant or guest, SRG makes note as the occupant should report any damages.

2. The board discussed their feelings regarding what is considered occupied vs unoccupied and units that need to be inspected on a regular basis.
 - a. Noah commented that SRG would inspect authorized units as the board would like SRG to, however would inspect all units at the same time and not certain units at certain times.
 - b. Sean stated that this item needs further discussion

2. The board discussed water moisture sensors with an aging building and recently finding unknown historical hidden leaks that have caused structural damage does the association consider having them installed.

- a. Cidi commented that an acquaintance of hers had over \$170,000 in water damage due to a toilet waterline that had broke

- i. Vicky indicated that she has water sensors in place under vanities however not behind toilets so it would be a good idea to bring moisture sensors up to the ownership however did not feel that it would be the HOA responsibility to have them installed in each unit.

1. Noah commented that he had several owners within associations that utilize the Honeywell or Moen versions of moisture sensors which owners can monitor alerts from their mobile device in which if they were to get a notice they would call SRG for inspection.

- a. The board asked if Noah could pass along information on the two products.

b. [VonArx Civil Engineering Proposal](#)

c. **Marcin Engineering**

- i. Awaiting proposal

d. [Stevens West Electrical Proposal](#)

- i. Noah commented that SRS has the alarms installed and in place however they each need to be on a dedicated circuit to be able to identify which alarm was going off.
 - 1. Bill Potter indicated that through his discussion with Ned that it needed to be completed for the alarm system to work in identifying which alarm is going off. Bill also talked about backing up the pump's alarm and the possibility of having inverters installed.
 - 2. Ron talked about the potential of a generator or the need for what would be considered an emergency.
 - a. Noah commented that in speaking with SRS the alarms are to notify you of a pump not working due to the rise of water level. Noah stated that if an alarm went off in the middle of the night according to SRS it would not be an emergency in which someone would have to run, however the goal is to notify of an issue to have it corrected.
 - i. Sean commented that we need to know how the alarm system works and before spending money on a generator for power back up have a good understanding of how the alarm system will notify Summit Resort Group and or owner
 - 1. Noah indicated that the planned set up is to connect the pump alarms to the managers unit wifi and notify the SRG emergency mobile device. Noah indicated that Ned Parker of SRS would also set it up so that he is notified on his mobile device as well.
 - 2. **Ron Molinas made a motion for the Stevens West electrical proposal to be executed, Vicky Schafer seconded the motion, motion was passed with no dissent.**

e. Snowdance Roof Inspection

- i. [Turner Morris](#) - \$2,500
- ii. DCPS - No inspection fee
- iii. Other roofing companies
- iv. Board Discussion
 - 1. Noah indicated in speaking with Turner Morris that they charge a flat rate of \$2,500 to complete a roof inspection and repairs report. The cost would also include minor caulking and if something was found they would provide a repair proposal.
 - 2. Noah commented that there are other roofing companies that would complete a full roof inspection free of charge and provide a repairs proposal

- a. Vicky stated that it makes more sense to have the roof inspected to gain the knowledge of what was wrong and to review a proposal before work is completed.
 - i. Ron was concerned as we need physical boots on the roof as his belief of the stucco damage on building B is due to the chimney vents and metal flashing.
 - 1. Noah indicated that most roofing contractors when completing a full roof inspection are up on the roof taking close up photos of areas of concern. Noah also stated that technology today will prove drone footage as well however the recommendation is to have contractors up on the roof for the inspection.
 - 2. Ron discussed that we need to have the north side of building B inspected due to the roof leak that occurred for the second year in a row as ice damming may have caused roof damage. Ron also mentioned that we may need to have a full length gutter in place over this section of roof.
 - a. Noah indicated that they would have the contractors look at the roof over that unit.
 - i. Sean commented that before adding more gutters when a gutter contractor was out indicating it was not needed to keep in mind that the heat tape was not connected so we need to give what was installed a chance before spending and adding more.
 - ii. The board agreed to utilize contractors that were not going to charge an inspection fee to get an initial report to be able to make a determination of what needs to be completed.

f. Building B South End Stucco

- i. Ron presented to the board that there is discussion to place a south access entrance so do we spend the money having it repaired or wait as

we don't know if we will have the money to complete building B next in which we need to get an updated proposal for building A.

1. Cindi commented that she was under the understanding that there would be another assessment for B.
 - a. Ron indicated that the assessment amount to what the association can collect based on the bylaws will only cover the proposal and that there have been several unknown costs that have come up from the building c crawlspace repairs which is why getting an updated proposal for A building may make sense to start building A first being at a higher grade than building B which may help.

g. Building C Project Status Update Per Contractor

i. Summit Remediation Solutions

1. Alarm installation - on hold until electrical is installed
2. After contract slab is poured - Insulating E1/W1 along with vapor barrier to be installed
3. W6 insulation to be installed - will complete at the same time when E1/W1 are ready.
4. A service plan will be presented

5. Current SRS Invoicing to approve

- a. [Approved 3 foot Trench](#) - \$2,700
- b. [Approved E1 to W1 water drainage](#) - \$1,300

ii. J&G Builders

1. E1 concrete pour and framing were completed on 5/6/2025
2. W1 concrete pour and framing are in process as of 5/7/2025
3. Building C Utility Shed Replacement - Started 5/6/2025
4. Building C Painted Support posts - Completed 5/6/2025
5. Touch ups being completed by end of week 5/9/2025

6. Current J&G Builders Invoicing

- a. None to report

h. Building B Crawlspace

i. Summit Remediation Solutions - \$196,162.21

ii. J&G Builders

1. Building B South Entrance Proposal - \$16,215.25
2. Building B Structural Proposal - \$15,801.50
3. Building B Grand Total = \$228,178.96

iii. Building A Updated Proposal

1. Noah indicated to the board he would request updated proposals for building A crawlspace work to be completed.

i. [Building B North Side Upper Gutter](#)

j. Building B Stucco

i. [Building South Side](#)

ii. [Building West Side](#)

1. HT Improvements - Rough estimate of \$12,760

2. Leo's Roofing and Remodeling - Awaiting Proposal
3. Board Discussion
 - a. Ron inquired if there was any safety concerns
 - i. Noah indicated that he would have Pete place some cones and caution tape.
 - b. Cindi inquired about covering the hole.
 - i. Noah indicated that it wouldn't prevent worsening.

k. Units C102/103 Structural Repair Work

- i. Start date May 19th
- ii. Awaiting proposal from J&G Builders regarding the countertop
- iii. Board Discussion
 1. Noah commented that J&G was going to see if epoxy fill would work on the countertop cracking prior to doing a full replacement.
 - a. The board agreed to see if there is an alternative to just full replacement. The board agreed if a resin would not be possible then a replacement would have to be approved.

l. Building C 104 Water Gurgling

- i. Summit Remediation Solutions inspected and what is occurring is a back surge within the old 4 inch discharge flat plumbing. Recommended to terminate the old line and install a 6 inch line with proper grading. SRS is going to be providing a proposal to update this to correct the issue.
 1. Ron inquired if we could look into options like a check valve as well acoustic insulation.
 - a. Noah commented that he would inquire.

m. Insurance Bare Walls Coverage

- i. Cindi Kelly commented that she had a discussion and was able to receive numbers from the Mamich Agency regarding going bare walls. Cindi indicated that there would be a 31% reduction in going bare walls and after looking into her personal homeowners insurance coverage she would be paying \$40.00 more annually vs her share of \$13,000 she stated she would be happy to pay the \$40.00 per year. Cindi also commented that due to the association's buildings age premiums were much higher.
- ii. Cindi noted that the association would have to have the declarations reviewed by an attorney to see if an amendment would be needed to the declarations but her opinion was that it would be worth it.
 1. Ron commented that in today's insurance world insurance providers are forcing owners to take on more responsibility in which he felt coverage today is for more catastrophic.
 - a. Cindi discussed ways to lower insurance costs with lowering limits and or increasing deductible limits however with the ongoing net annual decrease for homeowners to go bare walls, it makes sense to look into it giving the one

time cost for an attorney to review and to present the amendment to the ownership.

- i. The board stated that it was a good option to keep limits lower. Ron commented that the discussion needs to be had with the ownership.
- ii. Cindi inquired that she would continue to do more research to be able to provide comparisons as well as the costs associated with the change

n. Flood Insurance

- i. Ron's feelings were the flood coverage was a waste of the associations funds in which FEMA was not covering costs
 - 1. Vicky commented that unless the building floods
 - 2. Sean commented that we currently have a rising water table and a known problem and to get rid of flood insurance did not make sense
 - a. Ron believes they would be able to collect on it however knowing that the association currently has an issue that would be a good reason for an insurance company not to provide coverage.
 - b. Sean understands Ron's comments and believes the right thing to do is to do a little more research before just stating we are getting rid of it.
 - c. Cindi inquired what the Mamich Agency states about flood insurance
 - i. Noah indicated that their discussion is that the association is built on a flood plain and they should have it. Noah reminded the board that two years ago the board decided that since buildings A and B were not in the flood plane, the flood insurance would be removed due to the high costs, and would just cover building C which was the closest to the Snake River and within the flood plane. However there is known water in Building B crawlspace as well.
 - 1. Ron indicated that insurance used to be covered privately at \$5,000 to \$6,000 a year where today it cost \$17,000 for one building provided by the government in which Ron just doesn't see that they will ever collect on if needed.
 - a. Vicky commented that she didn't believe that Building A was in the floodplain.

- i. Ron stated that only a corner of Building C was built in the floodplain.
- ii. Noah indicated that the Mamich Agency was currently working on a proposal. The board is going to wait to review pricing before the June 14th renewal date.

o. Open Action Worksheet Discussion

- i. Cindi Kelly and Noah worked on creating a live action worksheet in which the board can see items that are coming in and being completed.
 - 1. The Board all agreed that it was a great tool to have to be able to view when project approvals were coming in and being completed
 - a. Noah indicated that there is also a tab for the Board of Directors to have the ability to add to board lists items as well as upcoming meeting agenda items to be discussed.

7. Miscellaneous Discussion:

a. Ascent proposal

- i. Noah had Ascent Tree and Tuff Service update their proposal for tree treatments. Noah also indicated that Pete and Maria typically would complete a tree trimming around the base of trees as well as what they could reach from ground.
- ii. Noah indicated that Greenscapes will take care of the associations irrigation start up, power raking, aeration, and weed and fertilizer application.
- iii. Cindi commented that when a proposal comes in and is sent to the board for vote of approval it should also go on the BOD list on the open action worksheet to remind the board so that it is not forgotten.
 - 1. Noah went over the action worksheet and showed the board that proposals were already added to it.

b. Unit A303 bathroom toilet leak in to A203

- i. Noah commented that unit A303 had a slow dripping leak into unit A203 which caused damage to a bathroom ceiling. Noah indicated that both owners were notified and working out repairs.

8. Meeting Follow-up Items:

- Update New Owner Letter for lock requirements
- Follow up on PSI on water main replacement proposal
- Information on Moen and Honeywell leak detectors SRG
- Approve March Financials (BOD)
- Remove snow storage sign north of Bldg A
- Electric grill to remain with Managers unit

- Send authorization form to homeowners to allow entry to units for inspection. Note what we are doing but that they are still responsible for doing their own due diligence as well to protect the property
 - Carryover from last meeting – copy of monthly inspection list that the site manager completes for unoccupied units
- Need backup energy source (battery or generator) for pump alarms under Building C, solution options for alarm alert system
- Need an overview of how pump alert works, test WIFI
- Updated proposals on A
- Continue researching options to lower future insurance costs
- Roof inspections from DCPS and Leo's, and estimates of repair
 - Specifically look at chimney caps, damage on north side of Building B and is there water seepage under metal roof from ice dam
- Stucco
 - Estimates for stucco damage
 - Place cones under stucco hole on west side of B
- C103
 - Quote on granite replacement
 - Ask Matt about filling crack with resin/epoxy before removing countertop in an attempt to salvage the countertop
- C104 – gurgling. Get estimates on backflow preventer, wider pump line, improvement of pump line grade, acoustic insulation. (I'm not confident I have this right)

9. Next Board of Directors Meeting Date:

- a. July 30th 1:00 PM Onsite Walk 2:00PM SRG Office
- b. Annual Meeting Date September 6th 9:00AM Zoom

10. Adjournment: The Snowdance 5/7/2025 Board of Directors Meeting was adjourned at 3:26PM