

Snowdance
Board of Directors Meeting
8/4/2025
1:00PM Onsite Walkthrough
2:00PM Summit Resort Group Office / Zoom
Zoom Link: [Snowdance Board of Directors Meeting](#)
(Click blue link to join)

- 1. Call to order: The Snowdance 8/4/2025 Board of Directors Meeting was called to order at 2:16PM**
- 2. Introduction of those present and determination of quorum:**
 - a. Snowdance Board Members Present:** Ron Molinas, Cindi Kelly, Bill Potter, Vicky Schafer, Sean O'Grady
 - b. Snowdance Ownership Present:**
 - c. Summit Resort Group Members Present:** Noah Orth
- 3. [Snowdance Board of Directors Meeting Minutes 5/7/2025](#)**
 - a. Approved Action Via Email**
- 4. Regular Business:**
 - a. Financials - Snowdance June 2025 Financials ([Full Set](#))**
 - i. [Snowdance June 2025 Balance Statement](#)**
 1. Operating: \$94,075.46
 2. Reserves: \$121,349.84
 3. Total Checking and Savings: \$121,349.84
 - ii. Snowdance Year To Date 7/31/2025**
 1. [Balance Statement](#)
 - a. Operating: \$120,884.37
 - b. Reserves: \$128,583.42
 - c. Total Checking and Savings: 249,467.79
 2. [AR](#)
 3. [YTD GL](#)
 - iii. [Snowdance June 2025 Profit / Loss Budget Performance](#)**
 - 1. The Snowdance June 2025 Profit and Loss statement Reports:** A total of \$215,127.35 of actual expenditures vs \$212,829.89 of budgeted expenditures resulting in a \$2,297.46 budget deficit.

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

- a. Repairs & Maintenance - \$3,509.67
 - i. Annual Budget - \$7,440.00
- b. Snow Removal & Supplies - \$1,235.13
 - i. Annual Budget - \$7,033.58
- c. Utilities - \$1,838.20
 - i. Annual Budget - \$12,000
- d. Year End Bonus - \$500.00
 - i. Annual Budget \$250.00

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

- a. Insurance - \$2,599.61
 - i. Annual Budget - \$75,861.18
- b. Annual Meeting Expense - \$733.95
 - i. Annual Budget - \$733.95
- c. Managers Unit Expense / Utilities - \$600.00
 - i. Annual Budget - \$600.00
- d. Landscaping Expense & Supplies - \$714.06
 - i. Annual Budget - \$2,520.00

ii. Snowdance June 2025 Alpine Bank Statements

- 1. [June 2025 Alpine Operating & Reserve](#)

iv. [Snowdance June 2025 Accounts Receivable](#)

- 1. (-) Anything negative is a prepaid
- 2. Unit A202 delinquent 650.61 in dues
- 3. Unit B101 \$75.93 paid up
- 4. Emergency Special Assessment
 - a. All Paid
- 5. 2025 Crawlspace Special Assessment
 - a. Last payment statement distributed to the ownership

v. [Snowdance General Ledger as of July 23rd 2025](#)

- 1. **Board Review / Reclassifications**

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 June 2025 Financials

A motion was made by Cindi Kelly to approve the June 2025 Financials as presented, Ron Molinas seconded the motion, motion carried with no dissent.

5. Old Business:

a. Onsite Manager

- i. Jay Everist is the new resident onsite manager. Noah indicated that if the board wanted something completed that they should come to Noah directly to have Jay complete the task for record keeping purposes.
 1. Bill indicated that there was an instance of timing of landscaping when owners had gathered for happy hour in which Jay was running small motors nearby.
 - a. Noah indicated that he would speak with Jay

b. Managers Unit Electric Grill

- i. The board commented that the purchased electric grill for the managers was to try an electric grill to be able to provide feedback to the ownership and not for owners to borrow or use.
 1. Ron commented that there were several owners including board members that own electric grills which can provide owners feedback and to just have owners reach out to them.

c. Marcin Engineering

- i. Noah indicated that he has been in communication with Marcin Engineering in which they are close in providing the board a proposal to have a geological engineering report completed for the association. Noah indicated that part of delay is that they are working with several engineering firms as different types of engineering practices need to be completed.
 1. Noah stated that as soon as he received the proposal he would pass it along.

d. Roof Inspection / Repairs

- i. Noah commented that Leos Roofing and Remolding was approved to complete repair work as to the provided inspection report that was provided.
 - 1. Noah indicated that he would provide a scheduling update once he heard back from Leo regarding a start date.

e. Building B Stucco Repairs

- i. Noah commented that there were two proposals provided to the board regarding Building B West and South sides that stucco repairs were needed.
 - 1. Noah indicated that in speaking with Leo that source of the damage is coming from the chimney stacks and recommended that the chimney caps be replaced given their current build and condition to prevent future leaks.
 - a. Bill indicated there was some stucco damage at the bottom the East side near the laundry room as well.
 - i. Noah indicated that he would speak with Leo to add that to his repairs list.

f. Building C Crawlspace Project Update

i. Summit Remediation Solutions

- 1. SRS indicated that they were awaiting the go ahead from J&G Builders in completing the structural work as their last step is to insulate E1 and W1 and then to encapsulate.
 - a. The other item that SRS brought to attention was pump alarms either being wifi or light tree

ii. Board Discussion

- 1. Ron inquired about final phase
 - a. Noah indicated that the final phase was to monitor the crawlspace over the year to determine that water is no longer present in which then SRS would fully encapsulate the crawl space however inspections would occur through the year and full encapsulation would happen the following spring.

iii. J&G Builders

- 1. Noah received follow up from J&G that C103 was completed and C102 was completed outside of a cabinet faceplate which was on order.
- 2. Exterior utility box was rebuilt

3. J&G was planning on reentering the crawlspace to complete the structural work that should be completed in the next 2 to 3 weeks.

iv. Board Discussion

1. The board discussed action forward regarding moving to building A or building B next. The board discussed communicating with the contractors in receiving updated proposals as well as indications of water vs structural items to help determine which building to start with next.

g. Unit C102 / 103 Repairs update

- i. Unit repairs were completed from a historical main drain stack leak. Unit C102 cabinet faceplate was on order.

h. Building C104 Water Gurgling

- i. Per SRS report there is now due to the amount of water being pumped out a backflow of water which is causing the gurgling noise and a larger discharge pipe would need to be installed. Sean indicated that the gurgling noise has been there for many years.

i. Insurance Bare Walls

- i. Cindi indicated that she was digging into this further and realistically the association declarations would need to be amended. Cindi commented that she was in communication with Nick Strong of the Mamich Agency regarding Altitude Community Law to obtain process and costs.

j. Flood Insurance Building C

- i. Completed and paid. Noted that in 2024 the total cost for Building C was \$17,000 where in 2025 \$4,500.

k. Unit Inspection Log and Procedures

i. Unit Security Check Log

1. Noah shared with the board as to what is left behind in units in which Jay would sign off on.

ii. Security Check Inspection List / Procedures

1. Noah indicated there was a question as to what was inspected in which Noah went over staffing unit inspection protocol.

iii. Board Discussion

1. The board discussed unit inspection and owners authorization in that unit inspection needs to be mandatory
 - a. Noah indicated that the board would need to put into place a policy indicating in which unit inspections

would need to be inspected on a certain date and timeframe.

- b. Noah stated as it stands now for liability reasons his staff will not go into units without owner authorization.
- c. The board is going to draft a policy stating that unit inspections would be mandatory

6. New Business:

a. Ron's Items of Discussion

i. 1. Reserve plan

- 1. Ron discussed the reserve plan with the members of the board put together by reviewing the methodology from the professional study completed in 2024.
 - a. Asphalt crackseal and sealcoating
 - b. Washers and dryer replacement
- 2. Ron commented that unfunded emergency items were really taking a toll on the association's budget.
- 3. Ron spoke about Building C water main needing replacement as well as the SRWD forcing the association to replace mains.
 - a. Noah indicated that he was in communication with the SRWD and they estimated 3 years to start budgeting for it.
- 4. Ron presented the idea of having cluster mailboxes installed which the board tabled for later discussion
- 5. Ron continued his presentation of planning assumptions and that the association is going to have to start increasing otherwise will always be in the rears
 - a. Bill Potter commented that in his opinion that the association's dues were low compared to the rest of the county and that the association needs to find a way to become financially stable and if that is through a dues increase and or assessments then so be it.
 - i. The board had a conversation regarding large dues increases in which they do not come down once in place.
- 6. Ron spoke in regards to the crawlspace work that needs to be completed at the rate we can due to the bylaws handcuffing us in that the board is going to have to manage scope of money as we are going to have other items that

need to be addressed outside of the crawlspace work which is as we all know is a large dollar figure.

- a. Ron recommended to the board moving forward with building A as it was less money as well manage other needs of the association as well potentially proceed with building b crawlspace work if financially possible as the plan would have some carryover funding.
 - i. The board was concerned with structural issues in which it was discussed that there were more structural issues in B however more water in A.
 - ii. The board also discussed discharge issues and plumbing and if not currently plumbed to the river that retention areas will be needed not to affect other properties.
 - 1. Sean OGrady commented as to Ron's discussion points however the association is going to need more money and currently we can speculate however need to allow the professionals to present findings for updates to be completed to remediate these crawlspace issues and not by "trying" solutions.
 - 2. Ron commented that the association is hardcapped as far as the crawlspace work goes and that studies and engineers are expensive, in which currently we are relying on an engineering report that was provided by someone who is working with SRS regarding the number of pumps in place.
 - a. Ron commented that SRS was responsive in A going from 8 pumps to 4 and so on however is unknown until in place.
 - b. Ron commented that in A building, those storage areas are not legal as not all owners are aware of them in which all

owners need to have the opportunity for a storage space.

- c. The board discussed if that storage space needed to be closed for a period of time or all together then so be it as it has to be fair to the rest of the association.
- b. In summary things are not getting better for the association as the buildings are aging and outside of the crawlspace work more unknowns are going to present themselves and we are going to need funding to take care of these items. The board's discussion points are heavily set on what can be cut however long story short is that if we continue to piecemeal items and put bandaids on things it's only going to come back to haunt us in the future and its best to have projects done in entirety and correct.
 - i. Ron and Bill agreed that anything that can be paid for upfront means that the association will have more down the road.
 - ii. The board indicated that maybe it would be best to increase percentages.
 - 1. Ron was going to make some adjustments to the numbers and meet again to final discussion and approval.
- c. Vicky Schafer indicated that she would not be up for reelection

The board Tabled the rest of the meeting due to time and will reconvene on September 11th at 9:00AM to continue discussions.

- ii. 1a. Crawl space project planning (based on supporting info in the reserve plan)
- iii. 1b. Reserve contribution levels for 2026 (again, in the plan support)
- iv. 2a. Submitted for board approval: Altitude's review of our declaration and bylaws. (Info in previous email)

- v. 2b. Assignment: need a board volunteer to lay out a plan for getting declaration proposal changes present to and voted on by ownership.
- vi. 3. Proposed: table engineering study discussion this meeting based on crawl space project timeline.
- vii. 4. Proposed: table mailbox discussion until after getting owner feedback on need at annual meeting
- viii. 5a. Submitted for board approval: Rule governing bike storage stating that stored bikes must be clearly tagged with a unit number and that storage will be cleared every winter.
- ix. 5b. Submitted for board approval: *Smoking rule be modified to read: Smoking, in all forms including vaping, is prohibited anywhere on the common premises -- including balconies, decks, common area rooms, the laundry area, all parking lots, and all lawn areas.*
- x. 5c. Proposed: No changes are needed to the rule regarding pets.
- xi. 5d. Proposed: refine the "valid parking pass" requirement to explicitly state that the pass must include the associated unit number and the year for which it applies
- xii. 5e. Proposed: Draft a rule stating that all lock changes must be coordinated with HOA management and must be keyed to our master.
- xiii. 6. Assignment: need a board volunteer to draft an owner responsibility matrix for approval at a future meeting.
- xiv. 7. Proposed: table south garden discussion until after B entrance and stucco work is complete.
- xv. 8. Discussion of BOD operations, as time allows. The list also needs to include email protocols, vendor communication "asks" for future contracts. respect for other board members' time, mechanisms for preventing infinite loop discussions.

- b. **Cindi's Items of Discussion**
- c. Reserve plan and assessment
- d. Operating budget, new dues
- e. Engineering/drainage study
- f. Declaration/document legal review
- g. Mailboxes
- h. House Rules and Responsibilities
 - i. Storage policy for stairwells
 - ii. Patty's inquiries have brought up a number of things:

- Possible changes needed to our House Rules:
 - smoking
 - pets
 - parking pass validity
- Informing renters/homeowners of the process when things happen - lockouts, parking issues, leaks/operational problems, noise complaints, etc. - who gets called when, who is responsible, etc., STR hotline posted in units, charges.
- i. Owner responsibilities - locks, gates/steps, etc. We've had owners confused about who is responsible for:
 - changing locks when compromised or upgrading lock - not so much the cost but managing it since it needs to be keyed to the master key
 - repair of gates/steps for first floor units
 - sliding door latch not working
 - things I've wondered about or asked in the past are:
 1. threshold/door seal
 2. cleaning of the end unit windows that an owner cannot reach
- j. South end garden plans - reduce tripping hazard, make more appealing/camouflage the drain pipes. Can we utilize Jay (he has offered). Inform owners of plans as questions have been asked since our flower garden looks awful.
- k. BOD operations - related to languishing of our communications and decisions, and our quarterly BOD agendas being too full, I have some thoughts:
 - i. have a BOD calendar to plan our work. We regularly get pushed up against deadlines.
 - ii. have monthly Zoom meetings to address open items on a timely basis,
 - iii. establish other processes to facilitate our work.
- l. [Snowdance 2025 Annual Meeting Owners Letter](#)
- m. [Snowdance 2025 Annual Meeting Notice & Proxy](#)
- n. [Snowdance 2025 Annual Meeting Agenda](#)
 - i. **HOA Picnic Sept 6???**
- o. [Open Action Worksheet](#)
 - i. Board Discussion

7. Miscellaneous Discussion:

8. Next Board of Directors Meeting Date:

- a. Board of Directors Meeting: September 11th 9:00AM Zoom
- b. Annual Meeting Date September 6th 9:00AM Zoom

9. Adjournment: The Snowdance 8/4/2025 Board of Directors Meeting was adjourned at 3:35PM