

**Snowdance  
Board of Directors Meeting  
8/7//2023 1:00PM  
Zoom Link: [Snowdance Board of Directors Meeting](#)  
(click blue link to join)**

1. **Call to order:** The Snowdance 8/7/2023 Board of directors meeting was called to order at 1:04 PM
2. **Introduction of those present and determination of quorum:**
  - a. **Snowdance Board Members Present:** (In Person: Greg Moore, Ron Molinas)  
(Zoom: Marie Osborne, Vicky Schafer, 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 Minutes 7/7/2023**
    - i. Notable: Noah had encrypted teh 7/7/2023 meeting minutes and could not open them and would send them to the board for review and approval.
      1. **The 7/7/2023 Board of Directors Meeting Minutes were approved over email.**
4. **Regular Business:**
  - a. **Financials - Snowdance June 2023 Financials ([Full Set](#))**
    - i. **[Snowdance June 2023 Balance Statement](#)**
      1. Noah reported the Snowdance June 2023 Balance Statement reported the following financial accounts.
        - a. Operating: \$75,244.89
        - b. Reserves: \$179,007.34
        - c. Total Checking and Savings: \$254,252.23
          - i. Greg had inquired as to the amount that was still owned to the contractor for the C Deck project
            1. Noah is going to provide that information to the board at a later time
    - ii. **Snowdance June 2023 Profit / Loss Budget Performance**
      1. **[The Snowdance June 2023 Profit and Loss statement Reports:](#)**  
A total of \$169,106.30 of actual expenditures vs \$162,384.37 of budgeted expenditures resulting in a \$6,721.93 budget deficit.

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

- a. Insurance - \$1,973.112 - Flood Insurance for Building C increase
- b. Annual Meeting Expense - \$645.63 - Town of Dillon / Breakfast and Refreshments
- c. Repairs and Maintenance - \$3,656.65 - Nothing out of the ordinary sticks out
- d. Trash Removal - \$641.48
- e. Clubhouse Expense - \$3,433.91 - Hot Tub Heater Replacement / minor repairs to the club house bathrooms
  - i. Ron stated to have the heater expense reclassified to the reserve account
- f. Landscaping Expense - \$3,109.13 - based on monthly budget. Total budget for 2022/23 is \$1000.

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

- a. Water & Sewer - \$1,715.97
- b. Snow Removal & Supplies - \$3,430.21
- c. Cable TV - \$463.47
- d. Managers Unit / Utilities - \$400.00
- e. Laundry Room Expense - \$480.00
- f. Contract Hours - \$900.00

iii. [Snowdance June Accounts Receivable](#)

- 1. All dues are current. Assessment payments pending

iv. [Snowdance 2022/23 Expense Worksheet](#)

- 1. Noah mentioned that the expense worksheet shows the association has been operating over budget 7 of the 9 months to date.

v. [Snowdance as of July 25th 2023 General Ledger](#)

- 1. General Ledger for the board to review for any questions
  - a. **Ron Molinas made a motion to approve the June 2023 financials as presented, Greg Moore seconded the motion, Motion carried with no dissent**

**5. Old Business:**

- a. **Car tires stored under build A**
  - i. This was addressed and solved during the last board meeting
- b. **State of C Building repairs and, if possible, a projection of final project cost**
  - i. We were told Friday August 4th completion date.

- ii. The deck insurance claim was brought to the boards attention in that the contractor wanted everyone to be able to enjoy the use of their deck while the claim was being awarded in which the contractor would work around removing owners items when making repairs
- c. **C Building de-watering and pump inspection, with repair/replace projections**
  - i. Pete is awaiting the water table to go down in order for PSI to be able to present their findings
  - ii. PSI has been scheduled for September 18th and 19th to complete building C line clean out as well inspect and proposal sump pump system in building C
- d. **Sewer blowout inspection results**
  - i. A & B Buildings were concluded C Building is on hold until water table goes down
- e. **State of our reserve budget and a decision whether we can afford to have B & A engineering inspections performed this year.**
- f. **Possibility of buying and storing a spare sump pump, so it will be available for the next building A failure.**
  - i. Noah stated a backup was on order
- g. **End date of our Comcast contract (I would dearly love to have a membership vote on getting rid of the cable portion)**
  - i. Vicky stated that she was not in favor for getting rid of the bulk service.
  - ii. Noah discussed future options that other associations had done regarding their current bulk package.
  - iii. The big concern is the 2nd home owner does not want to pay for cable services when streaming options are available vs the convenience of a bulk cable and internet package for the full time home owner.
    - 1. Topic tabled until we got closer to our 2024 contact expiration.
- h. **PUD**
  - i. Noah stated there were some documents that Chris is going to pass along however there was no real important information as the 4 entities never met.
- i. **Keystone Incorporation Update**
  - i. Sarh Keel to present during the associations Annual Meeting on September 9th
- j. **Chairlift**
  - i. Vicky had brought up the chairlift that was donated by Maria as it would be good for the association to move forward or tell Maria that the association cannot do anything with it.
    - 1. Noah indicated that he was in touch with Infinity Welding to get some estimated costs for a permanent structure to be put into place.

**k. Gas Reading**

- i. Greg spoke with Sean and that reading would be taking around the 20th of the month. Also that last date needed for invoicing

**l. Leak and Insurance policy**

- i. Noah stated that the leak was unknown until it showed through the insulation as well drywall.
- ii. Noah stated that if the association wanted to change their current policy to exclude a long term leak, research and discussion would have to be completed with Farmers to see if that was possible.
  - 1. Noah to look into it

**6. New Business:**

**a. 2024 Budget and Capital Review**

- i. Ron discussed the 2024 budget as to operating line items that needed to be increased. There was a 17.08 increase discussed however the board felt that needed to be reworked in which Ron was going to go back and rework some numbers to present to the board for approval.

**b. Annual Meeting Agenda Approval**

- i. The board went through the 2023 Annual Meeting Agenda and made edits and additions regarding discussion topics.

**c. Building C Deck Update**

- i. 8/7/2023 - AM email went to building C owners that patio furniture and deck use was approved
- ii. **Deck items of concern**
  - 1. Vicky brought to attention cable was still hanging which needed to be attached
    - a. Noah - This is to be completed by Montauk
  - 2. Hardie Board Decking White Substance
    - a. Noah - Matt stated the stucco contractor had dripped on the Hardie board and the substance that was used to remove it took the finish off the decking. Matt stated that he would not be satisfied unless it was replaced in which the stucco contractor is opening up an insurance claim to have the material costs replaced.
  - 3. Hardie board finish - There are two lower boards where were replaced as flashing was installed behind which the previous construction did not have. Matt stated the current gray colored boards are not yet stained as the current Hardie boards color is

faded as was waiting to see how the board wanted to move forward with painting.

- a. Noah - Matt is happy to stain these two boards he was waiting to see how the board wanted to proceed the rest of the hardie board to match
  - i. The board had indicated that a board walkthrough was needed to address any items that have been noticed not only by the board but by the ownership.
  - ii. Noah to schedule a walkthrough with Montauk Inc.

**d. Building C Deck Painting Bids**

- i. Montauk - \$7,800 - Split Cost (\$3,900)
- ii. ReNew Painting - \$6,800
- iii. **Dr. Custom** - Still awaiting a proposal
  - 1. Noah - Board to consider if they are going to have the hardie board repainted that they would want color matching to be completed and not to have two separate colors.
    - a. The board is still waiting on a proposal from Dr. Custom to make a decision regarding staining the entire building's sections of hardie board however the main concern was to protect the current condition.
      - i. Color matching
      - ii. Caulking
      - iii. Fasteners
      - iv. Replacement of the bad planks

**e. Unit A102 Leak Update**

- i. **Noah spoke regarding the A102 leak from the above unit. There was a denied claim in which estimated costs are as follows**
  - 1. Estimated \$450 in initial demo inspection costs
  - 2. PSI repair plumbing cost – have not received the invoice for repairs thus far
  - 3. Summit Mold positive mold test \$12,000-\$14,000 in demo and remediation
  - 4. ABC Tile to replace the shower tile surround \$3,000-\$4000
  - 5. Finish Work
    - a. Deductible Contingency Budget Account
      - i. Other options to mitigate
      - ii. A motion was made by Greg Moore to start work regarding the work. Ron seconded the motion as there was nothing that the association could do.
        - 1. Marie inquired why it was not the above unit's responsibility.

2. Noah explained to Marie that based on the associations policy in that it was an unknown leak this would fall back on the primary coverage. If there was neglect was found then the responsibility could then be found on the unit owner however in this case it was unknown.
3. Marie stated that most leaks are unknown
  - a. Noah stated per discussion with Farmers contingencies are recommended for out of pocket expenses so that premium increases do not occur for aging buildings as this is very common.
  - b. Ron stated that his concern was for our aging buildings and what do we have to do to protect from things like this happening. Does the association start to plan for replumbing or subsidized remodeling costs when owners do remodels to replace piping.

**f. Snowdance Pet Policy**

- i. Greg Moore stated that the association should stay out of the rules however the county guidelines should be followed in which if an owner has any issue with a pet being in violation that animal control be called.
  1. The board was in unanimous agreement

**g. Keystone owners association - HOA policies about HOAS gas grills and fire fire tables**

- i. Ron stated that the association would not want to play with insurance and the possibility of fire.
  1. The board unanimously agreed that fire tables should not be allowed
  2. Gas Grill was the only allowed item on the decks.
  3. Greg Moore is going to work on updating the house rules

**h. Asphalt cracking - toward the goat**

**i. Construction dumpster damage - walk through**

**j. Board on the far landing of the bridge - Pete take a look for loose board and repainting both entrances**

**7. Miscellaneous Discussion:**

- a. Greg inquired if meeting packets for the ownership at the SRG office.

- i. Noah indicated that packets would be available for owners if they wished to pick up hard copies.
- b. Greg was going to put of list together of full time owners who annual meeting packets could be distributed to by Peter

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

- a. Board of Directors Meeting:
- b. Annual Meeting Date: Saturday September 9th 9:00AM Town of Dillon
  - i. Potluck - 11:30AM - supplies will be provided by the board

**9. Adjournment:**

- a. **A motion was made by Greg Moore made a motion to adjourn the Snowdance 8/7/2023 Board of Directors meeting, the motion was seconded by Ron, the meeting was adjourned at 3:02PM**