

**Snowdance Manor Homeowners Association
Annual Members Meeting Agenda
September 12, 2026 – 9:30 a.m.**

- I. Call to Order
- II. Introductions/Proof of Notice/Roll Call/Quorum
- III. Approve 2025 Annual Meeting Minutes
- IV. President's Report
- V. Financials
June 30, 2026 YE Financials
- VI. Managing Agents Report
- VII. Owner Education
 - A. Insurance
- VIII. Old Business
 - A. Owner remodel requirements
 - B. Pool/Spa Seasonal Closures
 - C. Door Lock Policy
- IX. New Business
 - A. Town of Keystone Link
- X. Open Discussion
- XI. Board of Managers Election
- XII. Next Meeting Date
- XIII. Adjournment



August 12, 2026

Dear Snowdance Manor Owner,

Please find the enclosed Annual Meeting notice/proxy form and the agenda for the Snowdance Manor 2026 Annual Meeting. It is important that you take a moment to complete and return the proxy form. A quorum will be necessary to conduct business, and your proxy will assure enough representation. Please return the proxy, even if you plan to attend, just in case you have a last-minute change in plans.

This year, there is one (1) Board member position up for re-election. If you have any interest in serving your HOA community for a three year term, please contact our office to receive a Candidate application.

The **Snowdance Manor Annual Members Meeting** will be held on **September 12, 2026 at 9:30 am.** in the Snowdance Manor lobby area and virtually via Zoom. The Zoom meeting link and phone number are attached to this packet. We hope you plan to attend. If you have any questions, please contact Kathrine Johnson with Summit Resort Group Property Management at 970-468-9137 or by email at kjohnson@srgsummit.com.

Thank you,

Snowdance Manor HOA

Board of Directors

Summit Resort Group

Snowdance Manor Homeowners Association
Annual Members Meeting – September 12, 2026 at 9:30 am

Zoom Link Information

Kathrine Johnson is inviting you to a scheduled Zoom meeting.

Topic: Snowdance Manor Annual Members Meeting, Saturday, September 12, 2026, at 9:30 am

Time: September 12, 2026, 9:30 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/2864758661?pwd=byZwtw1tyRA4YM5s3Koj2tdJnCs946.1&omn=87430676677>

Meeting ID: 286 475 8661

Passcode: 23034

One tap mobile

+17193594580,,2864758661#,,,,*23034# US

+16699009128,,2864758661#,,,,*23034# US (San Jose)

Join instructions

https://us02web.zoom.us/join/87430676677/invitations?signature=JBQPYky6Y-K05w3XQ7B0bNypQD_b4le4jsO1T08usdg

Snowdance Manor

Board of Directors

2025-26

3-year terms

President

Elected 2023

Marie Cramer

8610 Piney Creek Road

Parker, CO 80138

MarieCramer@comcast.net

Unit 402

Secretary

Elected 2024

Kent Hueftle

(elected 2025 to fill

11760 Newton St

Krister Sorensen position)

Westminster, CO 80031

303-817-4551

kentokentay@comcast.net

Treasurer

Elected 2025

Paul Tosetti

31667 Broadmoor Drive

Evergreen, CO 80439

paultosetti@comcast.net



Snowdance Manor

Property Management Team

Main Number: (970) 468-9137

After Hours Number: (970) 470-5252

Kathrine Johnson – Property Administrator
kjohnson@srgsummit.com

Kevin Lovett – Owner/Property Administrator
klovett@srgsummit.com

Kelly Schneweis – Property Manager

Liz Williams – Accounting
kwilliams@srgsummit.com

**SNOWDANCE MANOR ASSOCIATION
ANNUAL OWNER MEETING
September 27, 2025**

I. CALL TO ORDER

The meeting was called to order at 9:07 a.m. in the Snowdance Manor Lobby and via videoconference (*).

II. INTRODUCTIONS/PROOF OF NOTICE/ROLL CALL/QUORUM

Board members present were:

Marie Cramer, President, #402

Owners present (*via teleconference) were:

Sandra Thompson & Brett Koeber, #203*

Patrick & Anna Visocky, #204*

Catherine Reedy, #302

Paul & Betty Ley, #303

Mark Cannon, #306

Thomas Eldridge, #401

Scott Furey, #104* (*joined the meeting in progress*)

Mike Devine, #206*

Jaci Spencer, #209*

Don Steffens, #304

Mary Ann Hill & Kent Hueftle, #301

Julie & George Buckland, #307

Howard Cramer, #402

Representing Summit Resort Group were Kevin Lovett, Kimberlyn Bryant and Kelly Schneweis. Matthias Krainz of Summit Management Resources transcribed the minutes from recording.

Notice of the meeting was sent by email and was posted on the website. With 20 units represented in person or by proxy a quorum was confirmed.

III. APPROVE PREVIOUS ANNUAL MEETING MINUTES

Motion: Marie Cramer moved to approve the minutes of the September 21, 2024 Annual Meeting as presented. Julie Buckland seconded and the motion carried unanimously.

IV. PRESIDENT'S REPORT

Marie Cramer reported that the Association is in good condition overall, with no major issues during the past year. She noted that the building has been well maintained and thanked owners for continuing to take care of their units.

Insurance was highlighted as a key accomplishment. The policy renewed with only a small increase, a strong outcome compared to many Colorado HOAs. Good maintenance practices, diligence in plumbing and appliance care, and strong agent representation have helped keep coverage stable. Owners were encouraged to continue monitoring water lines, water heaters, and similar systems, as these factors directly impact claims history and insurability. The insurance market remains volatile, especially with hail and wildfire risks across Colorado, and some associations have seen per-unit deductible assessments as high as \$25,000. By comparison, Snowdance Manor has maintained a flat deductible policy.

V. FINANCIALS

A. June 30, 2025 Year-End Financials

As of June 30, 2025, the balances were \$23,191 in Operating, \$50,783 in the Alpine Bank Reserves and \$344,000 in Vanguard Investments. Total Expenses were \$1,513 unfavorable to budget year-to-date, essentially right on target.

There were no past due owners.

VI. MANAGING AGENT'S REPORT

A. Project Update

Kevin Lovett reviewed highlights of the report of completed projects:

1. Filed the State of Colorado and DORA/periodic reports.
2. Prepared and submitted the tax return.
3. Renewed the annual insurance policy.
4. Repaired the pool/spa/sauna as needed.
5. Completed interior and exterior touch-up painting.
6. Tested the fire system and fire extinguishers.
7. Performed the five-year garage fire inspection.
8. Inspected the fire suppression backflow.
9. Tested the irrigation backflow.
10. Cleaned the drains and inspected the sump pump.
11. Replaced hallway light drivers.
12. Replaced garage lights.
13. Inspected the elevator emergency system monthly.

Pending/future projects:

1. Seasonal change of building entry code.
2. 2025/2026 plowing contract renewal.

VII. OWNER EDUCATION

Kevin Lovett reviewed the Association's insurance coverage with Philadelphia, which carries a \$5,000 deductible. Owners were reminded that while the Association maintains building coverage, each owner must carry an HO6 condo policy to protect contents and improvements, and to avoid coverage gaps. Recommended coverages include contents insurance, loss of use, limited building coverage, and deductible assessment coverage. Deductible assessment coverage is becoming more important as many associations shift more risk to owners.

Owners with upgraded finishes such as appliances, carpet, or fixtures should ensure their HO6 policy covers those improvements, as standard coverage is limited to builder-grade finishes. Owners should consult with their individual insurance agents to confirm adequate coverage.

VIII. OLD BUSINESS

A. *Owner Remodel Requirements*

Owners undertaking remodels must notify management in advance. Licensed contractors are required, and projects must meet applicable building codes. Common areas must be kept clean during and after construction. Contractors may not dispose of debris in the Association dumpsters, which are intended only for household trash.

B. *Pool/Spa Seasonal Closures*

The pool will close the Monday following the Annual Meeting and reopen the week before Thanksgiving. Spring closure will occur April 12, 2026 and reopen prior to July 4, 2026.

Some owners suggested adjusting the closure dates to allow earlier summer use. The Board explained that seasonal closures reduce costs by approximately 30% and align with peak holiday demand. The Association will continue to review the timing annually to balance cost savings with owner use.

Action Item: SRG will send owners an email with the pool/hot tub closure dates.

C. *Door Lock Policy*

All units must remain on the Association's master key system to ensure emergency access. Owners may install electronic locks, but only models approved by the Association with a mechanical key override are permitted. Deadbolts may not be changed. Management will coordinate with the locksmith to ensure new locks are properly keyed into the master system.

IX. NEW BUSINESS

A. *Parking Pass Distribution for New Year*

The 2025 parking passes will remain the same ORANGE color as last year to save costs. Replacement passes are available upon request from management. Owners were reminded to display passes during the ski season, especially on weekends.

B. *Town of Keystone Link*

The Town of Keystone has launched its own website and assumed responsibility for short-term rental registration and enforcement, as well as after-hours complaint response. The Town is also promoting bear-proof trash enclosures. Owners are encouraged to review the website for updates and resources.

X. OPEN DISCUSSION

Owner comments and questions addressed the following topics:

1. **Pool Crack** – An owner asked about a visible crack in the pool. It was noted that the crack has been monitored for many years, with resurfacing and repair funds included in the Reserve plan for 2027. The crack has changed little over time, and ongoing maintenance helps extend the life of the pool surface.

2. Deck Repairs – Concerns were raised about areas of decking that feel soft or spongy. The decks will be investigated for repairs.
3. Parking Lot Maintenance – Owners asked about pothole repairs and the status of the lot. The Board reviewed the history with the neighboring building owners. It was noted that communications will take place with the neighboring properties to discuss repairs.
4. Ice Accumulation – Safety concerns were raised regarding ice buildup on the third-floor ramp and near the garage entrance. Management will continue to monitor conditions and address issues as they occur. Owners are encouraged to report problem areas promptly.
5. Elevator Use – Owners were reminded that bikes should not be brought into elevators due to the risk of wall damage.
6. Ramp Posts – SRG will follow up on the rusted metal posts at the end of the ramp.

XI. BOARD OF MANAGERS ELECTION

Krister Sorensen sold his unit in August, creating a vacancy on the Board with two years remaining in the term. Paul Tosetti's term also expired, and he was willing to run for re-election. Kent Hueftle volunteered to serve on the Board.

Motion: Kent Hueftle moved to re-elect Paul Tosetti. Marie Cramer seconded, and the motion carried unanimously.

Motion: Marie Cramer moved to elect Kent Hueftle to the Board. Don Steffens seconded, and the motion carried unanimously.

XII. NEXT MEETING DATE

The next Annual Meeting date will be scheduled for a Saturday in September 2026.

Action Item: Management will email owners the meeting date once it is set.

XIII. ADJOURNMENT

Motion: Marie Cramer moved to adjourn at 9:54 a.m.

Approved By: _____ Date: _____
Board Member Signature

**Snowdance Manor Condominium Association
Financial Review Annual Members Meeting
September 12, 2026**

Financial Report as of June 30, 2026 (07/2025 – 06/2026 Fiscal Year End)

June 30, 2026 close financials reports \$16,179 balance in the Operating bank, \$57,162 balance in the Alpine Bank reserve bank and \$360,856 in the Vanguard Investments.

The June 2026 financial report shows \$260,275 of actual Operating expenditures vs \$259,932 of budgeted Operating expenses resulting in a slight overage \$343 of Operating expenses.

Variance Report on Operating Expenditures

Legal overages \$1,915
Miscellaneous underage (\$800.00)
Income Taxes overages \$1,844
Property Insurance underage (\$4,691)
TV Cable WIFI overages \$1,319
Trash Removal underage (\$331)
Snow Removal overage \$270
Electricity underage (\$3,018)
Repair / Maintenance – General overage \$5,444
Supplies overage \$1,450
Elevator Maintenance overage \$1,517
Contingency underage (\$4,500)
Pool Repair & Maintenance underage (\$1,144)

Reserve Income

Reserve Income \$44,000
Reserve Income Interest \$725
Vanguard Interest Dividend \$13,100

Reserve Expense Projects

Fire Department Connection (FDC) \$2,500
Exterior Improvements \$5,225
Fire Sprinkler System \$2,500
Exterior Tree Improvements \$6,250

9:14 AM

Snowdance Manor Condominium Association, Inc.

07/24/26

Balance Sheet

Accrual Basis

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
100 · 079 - Alpine Operating Acct	16,179.48
104 · 084 - Alpine Bank Reserve	57,162.55
Vanguard Investments	360,856.46
Total Checking/Savings	434,198.49
Accounts Receivable	
11000 · Accounts Receivable	-12,897.13
Total Accounts Receivable	-12,897.13
Other Current Assets	
Due to Res from Oper	31,893.50
121 · Prepaid Insurance	21,743.34
Total Other Current Assets	53,636.84
Total Current Assets	474,938.20
TOTAL ASSETS	474,938.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	1,424.97
Total Accounts Payable	1,424.97
Other Current Liabilities	
Due from Oper to Res	31,893.50
Escrow Dues	32,755.63
Total Other Current Liabilities	64,649.13
Total Current Liabilities	66,074.10
Total Liabilities	66,074.10
Equity	
300 · Operating Equity	-7,867.18
310 · Reserve Equity	372,773.00
Net Income	43,958.28
Total Equity	408,864.10
TOTAL LIABILITIES & EQUITY	474,938.20

9:15 AM

07/24/26

Accrual Basis

Snowdance Manor Condominium Association, Inc.

Profit & Loss Budget Performance

June 2026

	Jun 26	Budget	\$ Over Bud...	% of Budget	Jul '25 - Ju...	YTD Budget	\$ Over Bud...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
501 · Regular Assessments	0.00	0.00	0.00	0.0%	214,656.00	214,656.00	0.00	100.0%	214,656.00
502 · Unit 401 Additional Assmnt	0.00	0.00	0.00	0.0%	149.56	150.00	-0.44	99.7%	150.00
503 · Late Fees	0.00	0.00	0.00	0.0%	38.48	0.00	38.48	100.0%	0.00
505 · Reserve Assessments	0.00	0.00	0.00	0.0%	44,000.00	44,000.00	0.00	100.0%	44,000.00
510 · Storage Closet Assessment	0.00	0.00	0.00	0.0%	960.00	960.00	0.00	100.0%	960.00
515 · Laundry	0.00	5.00	-5.00	0.0%	0.00	180.00	-180.00	0.0%	180.00
520 · Operating Interest	2.13	0.00	2.13	100.0%	45.61	0.00	45.61	100.0%	0.00
Total Income	2.13	5.00	-2.87	42.6%	259,849.65	259,946.00	-96.35	100.0%	259,946.00
Gross Profit	2.13	5.00	-2.87	42.6%	259,849.65	259,946.00	-96.35	100.0%	259,946.00
Expense									
600 · Legal	656.08	0.00	656.08	100.0%	2,360.55	445.00	1,915.55	530.5%	445.00
601 · Accounting/Bookkeeping	0.00	0.00	0.00	0.0%	0.00	800.00	-800.00	0.0%	800.00
602 · Miscellaneous	153.27	50.00	103.27	306.5%	956.25	1,050.00	-93.75	91.1%	1,050.00
604 · Income Taxes	620.00	0.00	620.00	100.0%	3,344.00	1,500.00	1,844.00	222.9%	1,500.00
607 · Management Fees	3,165.00	3,165.00	0.00	100.0%	37,980.00	37,980.00	0.00	100.0%	37,980.00
621 · Insurance Property/Expenses	2,174.33	2,900.00	-725.67	75.0%	25,418.69	30,110.00	-4,691.31	84.4%	30,110.00
662 · Water	0.00	0.00	0.00	0.0%	13,870.72	13,052.00	818.72	106.3%	13,052.00
663 · TV Cable/High Speed WiFi	2,926.24	2,801.00	125.24	104.5%	34,133.84	32,814.00	1,319.84	104.0%	32,814.00
665 · Trash Removal	458.35	500.00	-41.65	91.7%	5,668.63	6,000.00	-331.37	94.5%	6,000.00
666 · Snow Removal	0.00	0.00	0.00	0.0%	5,670.00	5,400.00	270.00	105.0%	5,400.00
669 · Electricity	1,636.02	2,357.00	-720.98	69.4%	34,927.38	37,946.00	-3,018.62	92.0%	37,946.00
670 · Fire Protection/Monitoring	90.55	325.00	-234.45	27.9%	5,414.37	5,300.00	114.37	102.2%	5,300.00
671 · Repair/Maint - General	80.31	400.00	-319.69	20.1%	11,219.43	5,775.00	5,444.43	194.3%	5,775.00
673 · Supplies - General	482.62	100.00	382.62	482.6%	2,650.85	1,200.00	1,450.85	220.9%	1,200.00
674 · Cleaning - Maintenance	1,850.00	1,850.00	0.00	100.0%	22,200.00	22,200.00	0.00	100.0%	22,200.00
675 · Elevator Maintenance	1,567.52	1,565.00	2.52	100.2%	7,777.31	6,260.00	1,517.31	124.2%	6,260.00
679 · Contingency	0.00	375.00	-375.00	0.0%	0.00	4,500.00	-4,500.00	0.0%	4,500.00
680 · Pool Supplies	0.00	150.00	-150.00	0.0%	2,027.23	1,800.00	227.23	112.6%	1,800.00
681 · Pool Repair and Maint	150.00	150.00	0.00	100.0%	656.00	1,800.00	-1,144.00	36.4%	1,800.00
850 · Reserve Fund Contribution	11,000.00	0.00	11,000.00	100.0%	44,000.00	44,000.00	0.00	100.0%	44,000.00
Total Expense	27,010.29	16,688.00	10,322.29	161.9%	260,275.25	259,932.00	343.25	100.1%	259,932.00
Net Ordinary Income	-27,008.16	-16,683.00	-10,325.16	161.9%	-425.60	14.00	-439.60	-3,040.0%	14.00
Other Income/Expense									
Other Income									
711 · Reserve Income	11,000.00	0.00	11,000.00	100.0%	44,000.00	44,000.00	0.00	100.0%	44,000.00
715 · Reserve Interest	42.51	0.00	42.51	100.0%	725.66	0.00	725.66	100.0%	0.00
717 · Vanguard Interest Dividend	954.57	0.00	954.57	100.0%	13,100.82	0.00	13,100.82	100.0%	0.00
722 · Unrealized Gain/Loss	-16.35	0.00	-16.35	100.0%	3,020.40	0.00	3,020.40	100.0%	0.00
Total Other Income	11,980.73	0.00	11,980.73	100.0%	60,846.88	44,000.00	16,846.88	138.3%	44,000.00
Other Expense									

9:15 AM

07/24/26

Accrual Basis

Snowdance Manor Condominium Association, Inc.
Profit & Loss Budget Performance
 June 2026

	Jun 26	Budget	\$ Over Bud...	% of Budget	Jul '25 - Ju...	YTD Budget	\$ Over Bud...	% of Budget	Annual Bu...
800 · Res Exp-Fire Sys & Garage Sprkl	0.00	0.00	0.00	0.0%	2,500.00	0.00	2,500.00	100.0%	0.00
804 · Res Exp-Exterior Improvements	5,225.00	0.00	5,225.00	100.0%	5,225.00	0.00	5,225.00	100.0%	0.00
807 · Reserve expense	0.00	0.00	0.00	0.0%	2,500.00	0.00	2,500.00	100.0%	0.00
808 · Landscape & Tree Improvements	0.00	0.00	0.00	0.0%	6,250.00	0.00	6,250.00	100.0%	0.00
810 · Unit 206 Insurance Claim	-212.00	0.00	-212.00	100.0%	-12.00	0.00	-12.00	100.0%	0.00
Total Other Expense	5,013.00	0.00	5,013.00	100.0%	16,463.00	0.00	16,463.00	100.0%	0.00
Net Other Income	6,967.73	0.00	6,967.73	100.0%	44,383.88	44,000.00	383.88	100.9%	44,000.00
Net Income	-20,040.43	-16,683.00	-3,357.43	120.1%	43,958.28	44,014.00	-55.72	99.9%	44,014.00

**Snowdance Manor Condominium Association
Financial Review Annual Members Meeting
September 12, 2026**

Financial Report as of July 31, 2026

July 31, 2026 close financial reports \$48,026 balance in the Operating bank , \$53,712 in the Alpine Reserve bank and \$361,554 in the Vanguard Investments.

The July 2026 financial report shows \$19,837 of actual Operating expenditures vs \$29,352 in budgeted Operating expenses resulting in an expense underage of (\$9,514).

Variance Report on Operating Expenditures

Legal overage \$1,575

Water overage \$370

Electricity overage \$256

Fire Protection & Monitoring \$188

Pool Repair & Maintenance underage (\$150)

Reserve Contribution (\$11,550)

Reserve Income

Reserve Income (\$11,550)

Reserve Income Interest \$50

Vanguard Interest Dividend \$992

Reserve Expense Projects

Balcony Decks \$7,833

10:43 AM

08/26/26

Accrual Basis

Snowdance Manor Condominium Association, Inc.

Balance Sheet

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
100 · 079 - Alpine Operating Acct	48,026.52
104 · 084 - Alpine Bank Reserve	53,712.09
Vanguard Investments	361,554.83
Total Checking/Savings	463,293.44
Accounts Receivable	
11000 · Accounts Receivable	4,166.60
Total Accounts Receivable	4,166.60
Other Current Assets	
Due to Res from Oper	27,561.50
121 · Prepaid Insurance	19,569.01
Total Other Current Assets	47,130.51
Total Current Assets	514,590.55
TOTAL ASSETS	514,590.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	928.90
Total Accounts Payable	928.90
Other Current Liabilities	
350 · Legal Fund for PUD	3,000.00
Due from Oper to Res	27,561.50
Escrow Dues	32,755.63
Total Other Current Liabilities	63,317.13
Total Current Liabilities	64,246.03
Total Liabilities	64,246.03
Equity	
300 · Operating Equity	-8,292.78
310 · Reserve Equity	417,156.88
Net Income	41,480.42
Total Equity	450,344.52
TOTAL LIABILITIES & EQUITY	514,590.55

10:43 AM

08/26/26

Accrual Basis

Snowdance Manor Condominium Association, Inc.
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	\$ Over Bud...	% of Budget	Jul 26	YTD Budget	\$ Over Bud...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
501 · Regular Assessments	56,491.87	56,491.00	0.87	100.0%	56,491.87	56,491.00	0.87	100.0%	225,964.00
502 · Unit 401 Additional Assmnt	39.26	39.00	0.26	100.7%	39.26	39.00	0.26	100.7%	156.00
503 · Late Fees	77.28	0.00	77.28	100.0%	77.28	0.00	77.28	100.0%	0.00
505 · Reserve Assessments	11,550.05	11,550.00	0.05	100.0%	11,550.05	11,550.00	0.05	100.0%	46,200.00
510 · Storage Closet Assessment	240.00	240.00	0.00	100.0%	240.00	240.00	0.00	100.0%	960.00
515 · Laundry	0.00	8.00	-8.00	0.0%	0.00	8.00	-8.00	0.0%	32.00
520 · Operating Interest	3.71	11.00	-7.29	33.7%	3.71	11.00	-7.29	33.7%	44.00
Total Income	68,402.17	68,339.00	63.17	100.1%	68,402.17	68,339.00	63.17	100.1%	273,356.00
Gross Profit	68,402.17	68,339.00	63.17	100.1%	68,402.17	68,339.00	63.17	100.1%	273,356.00
Expense									
600 · Legal	1,850.00	275.00	1,575.00	672.7%	1,850.00	275.00	1,575.00	672.7%	5,450.00
601 · Accounting/Bookkeeping	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	875.00
602 · Miscellaneous	19.22	50.00	-30.78	38.4%	19.22	50.00	-30.78	38.4%	1,050.00
604 · Income Taxes	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	2,420.00
607 · Management Fees	3,200.00	3,323.00	-123.00	96.3%	3,200.00	3,323.00	-123.00	96.3%	39,876.00
621 · Insurance Property/Expenses	2,174.33	2,167.00	7.33	100.3%	2,174.33	2,167.00	7.33	100.3%	27,027.00
662 · Water	3,655.29	3,285.00	370.29	111.3%	3,655.29	3,285.00	370.29	111.3%	13,564.00
663 · TV Cable/High Speed WiFi	2,926.24	2,942.00	-15.76	99.5%	2,926.24	2,942.00	-15.76	99.5%	36,039.00
665 · Trash Removal	458.35	545.00	-86.65	84.1%	458.35	545.00	-86.65	84.1%	6,702.00
666 · Snow Removal	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	5,964.00
669 · Electricity	2,655.73	2,399.00	256.73	110.7%	2,655.73	2,399.00	256.73	110.7%	37,149.00
670 · Fire Protection/Monitoring	279.40	91.00	188.40	307.0%	279.40	91.00	188.40	307.0%	7,393.00
671 · Repair/Maint - General	348.00	350.00	-2.00	99.4%	348.00	350.00	-2.00	99.4%	7,500.00
673 · Supplies - General	228.42	225.00	3.42	101.5%	228.42	225.00	3.42	101.5%	2,700.00
674 · Cleaning - Maintenance	1,850.00	1,850.00	0.00	100.0%	1,850.00	1,850.00	0.00	100.0%	22,200.00
675 · Elevator Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	6,456.00
680 · Pool Supplies	192.68	150.00	42.68	128.5%	192.68	150.00	42.68	128.5%	1,800.00
681 · Pool Repair and Maint	0.00	150.00	-150.00	0.0%	0.00	150.00	-150.00	0.0%	1,800.00
850 · Reserve Fund Contribution	0.00	11,550.00	-11,550.00	0.0%	0.00	11,550.00	-11,550.00	0.0%	46,200.00
Total Expense	19,837.66	29,352.00	-9,514.34	67.6%	19,837.66	29,352.00	-9,514.34	67.6%	272,165.00
Net Ordinary Income	48,564.51	38,987.00	9,577.51	124.6%	48,564.51	38,987.00	9,577.51	124.6%	1,191.00
Other Income/Expense									
Other Income									
711 · Reserve Income	0.00	11,550.00	-11,550.00	0.0%	0.00	11,550.00	-11,550.00	0.0%	46,200.00
715 · Reserve Interest	50.87	0.00	50.87	100.0%	50.87	0.00	50.87	100.0%	0.00
717 · Vanguard Interest Dividend	992.52	0.00	992.52	100.0%	992.52	0.00	992.52	100.0%	0.00
722 · Unrealized Gain/Loss	-294.15	0.00	-294.15	100.0%	-294.15	0.00	-294.15	100.0%	0.00
Total Other Income	749.24	11,550.00	-10,800.76	6.5%	749.24	11,550.00	-10,800.76	6.5%	46,200.00
Other Expense									

10:43 AM
08/26/26
Accrual Basis

Snowdance Manor Condominium Association, Inc.
Profit & Loss Budget Performance
July 2026

	<u>Jul 26</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>	<u>Jul 26</u>	<u>YTD Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>	<u>Annual Bu...</u>
805 - Balcony/ Decks	7,833.33	0.00	7,833.33	100.0%	7,833.33	0.00	7,833.33	100.0%	0.00
Total Other Expense	7,833.33	0.00	7,833.33	100.0%	7,833.33	0.00	7,833.33	100.0%	0.00
Net Other Income	-7,084.09	11,550.00	-18,634.09	-61.3%	-7,084.09	11,550.00	-18,634.09	-61.3%	46,200.00
Net Income	<u>41,480.42</u>	<u>50,537.00</u>	<u>-9,056.58</u>	<u>82.1%</u>	<u>41,480.42</u>	<u>50,537.00</u>	<u>-9,056.58</u>	<u>82.1%</u>	<u>47,391.00</u>

**Snowdance Manor Homeowners Association
Financial Reserve Annual Meeting
September 12, 2026**

Previous Years Financial Comparision 2023 - 2026

06/2023 Fiscal Year End		06/2024 Fiscal Year End		06/2025 Fiscal Year End		06/2026 Fiscal Year End	
Operating Bank	\$16,482	Operating Bank	\$16,598	Operating Bank	\$23,191	Operating Bank	\$16,179
Reserve	\$29,251	Reserve	\$34,434	Reserve	\$50,783	Reserve	\$57,162
Vanguard Investments	\$309,249	Vanguard Investments	\$326,997	Vanguard Investments	\$344,735	Vanguard Investments	\$360,856
Total Operating Expenses	\$204,392	Total Operating Expenses	\$220,753	Total Operating Expenses	\$241,013	Total Operating Expenses	\$260,275
Operating Under Budget	(\$4,036)	Operating Under Budget	(\$7,138)	Operating Over Budget	\$1,513	Operating Over Budget	\$343
Year to Date July 2023		Year to Date July 2024		Year to Date July 2025		Year to Date July 2026	
Operating Bank	\$24,999	Operating Bank	\$28,021	Operating Bank	\$32,339	Operating Bank	\$48,026
Reserve	\$27,422	Reserve	\$34,048	Reserve	\$50,856	Reserve	\$53,712
Vanguard Investments	\$311,239	Vanguard Investments	\$327,369	Vanguard Investments	\$345,992	Vanguard Investments	\$361,554
Total Operating Expenses	\$16,247	Total Operating Expenses	\$20,667	Total Operating Expenses	\$17,899	Total Operating Expenses	\$19,837
Operating Under Budget	(\$11,179)	Operating Under Budget	(\$8,017)	Operating Under Budget	(\$12,548)	Operating Under Budget	(\$9,514)

**Snowdance Manor Condominium Association
Managing Agents Report Annual Members Meeting
September 12, 2026**

VI. Managing Agents Report

A. Completed Items

- 2025 Income Tax Returns & Estimated Tax Payments Completed
- 1099 Form Preparation
- Fire Extinguisher Inspections
- Annual Backflow Tests Completed
- Annual Fire Alarm Test Completed
- Annual Fire System Inspection Completed
- Annual Fire System Inspection – Garage
- Monthly Elevator Tests Completed
- Exterior Wood & Paint Repairs
- Balcony Repairs – in process
- PUD legal fund contribution
- Pool valve intake repairs

VII. Owners Education

A. Insurance

VIII. Old Business

A. Owner Remodel Process

B. Pool/ Spa Seasonal Closures

C. Door Lock Policy

D. Operating Projects 07/2026-06/2027

- Fireplace Cleaning Annual Inspections

- Fire System Annual Inspections

- Fire Extinguisher Inspections

- Fire Sprinkler Inspection

- Back Flow Prevention Inspections

- Fire Alarm Testing

- Insurance Renewal – 07/01/2027

- Property Management Agreement Renewal

- Routine Plumbing Drain Cleaning/Sump Pump Inspections (Spring 2027)

- Water Heater Tank Inspection

- Window Cleaning (currently not budgeted)

E. Capital Projects

- Elevator modernization (2025 bid \$234k)

- Locking System

- Parking Back Lot

- Pool /hot tub resurface/ pool area floor (2024 bid \$98K)

**Snowdance Manor Condominium Association
Managing Agents Report Annual Members Meeting
September 12, 2026**

IX. New Business

A. Keystoneco.gov (The Town of Keystone Link)

X. Open Discussion

XI. Board of Director Election

XII. Next Annual Meeting Date

XIII. Adjournment



May 20, 2026

Dear Unit Owner:

We appreciate the opportunity to work with your Community Manager, Kevin Lovett, in placing the Association's Master Insurance Policy for Snowdance Manor Homeowners Association.

Attached is a certificate of the Association's insurance for your files.

The Board of Directors has elected to obtain a Master Policy that has been written to comply with the Associations Condominium Declarations Insurance Provisions.

The Association is to insure the following:

- Common Elements (Buildings and/or Structures and common areas)
- Limited Common Areas (Outdoor decks/balconies, patios)
- Property in the units which were initially installed in accordance with the original plans and specifications or a replacement of same as like, kind, and quality.

Unit Owners are to insure the following:

- Any improvements and/or upgrades installed by owners
- Contents such as furniture, furnishings and other personal property
- Loss of assessments, Loss of income (if property is a rental unit), Loss of Use
- Personal Liability

Please refer to the Association's Governing Documents (Condominium Declarations) for further information regarding the insurance requirements for the Association and Unit Owners.

We recommend you forward this to your Personal Lines Agent to make sure you have the correct HO-6 Policy for your condominium unit.

If you have any questions or need additional information, please contact me or Caryn Smith.

Sincerely,

Steve DeRaddo

Stephen DeRaddo
CIRMS-Community Insurance & Risk Management Specialist
Vice President



**2026 - 2027 Insurance Summary for
Snowdance Manor Homeowners Association**

Mailing Address: P.O. Box 2590, Dillon, CO 80435
Location Address: 23034 U.S. Hwy 6, Keystone, CO 80435

Commercial Property:

Insurance Company Name: Philadelphia Ins. Co.
Policy Number: PHPK2682440-004
Policy Term: 05/10/2026 to 05/10/2027

Blanket Building Limit: GUARANTEED REPLACEMENT COST (GRC)
Loss of Association Fee Income: \$100,000
Building Ordinance or Law Covg A: Undamaged Portion of Buildings: Included
Building Law / Ordinance B&C - \$300,000
Equipment Breakdown – Included
Data Compromise - Included
Deductibles: \$5,000 Property / 72 Hour Waiting Period (Business Income / Extra Expense)
Valuation: GUARANTEED REPLACEMENT COST – Property / Actual Loss
Sustained – up to 12 Mos. Loss of Income
Causes of Loss: Special Form

Commercial General Liability:

Insurance Company Name: Philadelphia Ins. Co.
Policy Number: PHPK2682440-004
Policy Term: 05/10/2026 to 05/10/2027
Policy Limits:
\$1,000,000 Each Occurrence
\$100,000 Damage to Rented Premises
\$5,000 Medical Payments
\$1,000,000 Personal & Advertising Injury
\$2,000,000 General Aggregate
\$2,000,000 Products & Completed Operations Aggregate

Director's and Officer's Liability:

Insurance Company Name: Philadelphia Indemnity Ins. Co.
Policy Number: PCAP028637-0621
Policy Term: 05/10/2026 to 05/10/2027
Policy Limits: \$1,000,000 Liability Limit / \$1,000,000 Aggregate
Policy Retention: \$2,500



Snowdance Manor HOA
2026 - 2027 Summary of Insurance
Page 2

Crime and Fidelity:

Insurance Company Name: Philadelphia Ins. Co.
Policy Number: PHPK2682440-004
Policy Term: 05/10/2026 to 05/10/2027
Employee Dishonesty: \$500,000 / \$5,000 Deductible
Forgery/Alteration; Computer Fraud: \$250,000 / \$2,500 Deductible
Money & Securities; Money Order / Counterfeit Currency: \$5,000 / \$500 Deductible

Umbrella/Excess Liability

Insurance Company Name: Greenwich Insurance Co /Preferred Property Program
Policy Number: PPP4003647
Policy Term: 05/10/2026 to 05/10/2027
Policy Limits: \$5,000,000
Policy Retention: \$0

Workers' Compensation

Insurance Company Name: PA Manufacturers' Association Ins. Co.
Policy Number: 202611325612Y
Policy Term: 5/10/2026 to 05/10/2027
Policy Limits:
Workers' Compensation Insurance – Per Workers' Comp Laws in the State of CO
Employers' Liability Insurance: \$1,000,000 Each Accident
\$1,000,000 Policy Limit
\$1,000,000 Each Employee

This is only a summary of the insurance policies written through Robert E. Harris Insurance Agency, Inc. for The Association. Please refer to the actual policies for complete coverage.

Snowdance Manor Condominium Association

Board of Directors

2025-26

3-year terms

President

Elected 2023

Marie Cramer
8610 Piney Creek Road
Parker, CO 80138
MarieCramer@comcast.net
Unit 402

Secretary

Elected 2024
(elected 2025 to fill
Krister Sorensen position)

Kent Hueftle
11760 Newton St
Westminster, CO 80031
303-817-4551
kentokentay@comcast.net

Treasurer

Elected 2025

Paul Tosetti
31667 Broadmoor Drive
Evergreen, CO 80439
paultosetti@comcast.net