

SNOWDANCE MANOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 20, 2021

I. CALL TO ORDER

The meeting was called to order at 3:00 pm via zoom.

Board members Marie Cramer, Krister Sorensen and Paul Tosetti attended. Representing Summit Resort Group was Kevin Lovett

II. OWNERS FORUM

Notice of the meeting was posted on the website. No Owners other than Board members attended.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the September 7, 2019 Board meeting were presented. Marie moved to approve, Krister seconds and the motion passed.

IV. FINANCIAL REVIEW

Kevin Lovett reported on financials as follows:

Year to Date Financials:

February 28, 2021 close financials report \$7,032 in Operating, \$65,995 in Alpine Bank reserves and \$308,238 in Vanguard Investments.

The Profit and Loss vs Budget reports \$133,175 of actual expenditures vs \$138,266 of budgeted expenditures resulting in an expense underage of 3.7% year to date.

Areas of major expense variance were reviewed.

All planned reserve contributions have been made year to date

The accounts receivable report was reviewed; all owners are current on dues.

2021-22 Budget:

The 2021-22 Budget was reviewed. There is no change to dues proposed. It was noted that a competitive insurance renewal proposal was obtained from REHIA Insurance Agency which allows for significant insurance premium savings. Upon review, Paul moved to approve the 2021-22 Budget with no increase to dues for presentation to Owners at the Budget Ratification meeting; Marie seconds and the motion passed. The 2021-22 Budget ratification meeting will be held May 11, 2021 at 12:00 noon MTN.

V. MANAGING AGENT'S REPORT

Kevin Lovett presented the following manager's report:

Completed Items; In addition to the routine day to day items, the following items were reported on as completed:

- Fireplace cleaning and inspection; The annual fireplace cleaning and inspection has been completed. Receipt of reports is pending; SRG will distribute fireplace inspection reports to Owners once they are received.
- Fire Extinguisher inspection; The annual inspection of the fire extinguishers has been completed.
- Sump Pump Check/ Drain Cleaning; Snowbridge has completed the routine sump pump inspection and drain cleaning.

Report / Discussion Items; The following report/ discussion items were reviewed:

- Storage closet rental status; It was noted that 2 of the 3 storage lockers are currently occupied. Unit 203 may possibly wish to occupy the 3rd floor storage locker beginning in June.
- Window cleaning; The Board agreed to complete the cleaning of all window exteriors. SRG will work to set up to complete in late June/ early July.
- Elevator “5-year inspection”; The 5-year state elevator inspection is scheduled to take place in mid-May.
- Insurance renewal; The HOA insurance policy is scheduled to renew this coming May 10, 2021. The renewal proposal from American Family was presented as well as a competing proposal from REHIA Agency. The proposal from REHIA includes better coverage at a lesser premium. Upon discussion, the Board agreed to accept the REHIA proposal. Notice will be sent to Owners of the insurance provider change.
- Unit deck carpet installs; Unit deck carpet installs will take place on units 206 and 401 in Spring 2021.
- Minor exterior touch up painting; Minor touch up painting to the building exterior will be completed.
- Tree treatments; Annual treatments to the trees will be completed.
- Ski locker area bench sand / stain; The ski locker area bench will be sanded and stained.
- Spring Informational Email to Owners; The Board reviewed a draft Spring informational email which will be sent to all Owners.
- Tree treatments; Treatments to the Spruce / Pine / Bristlecone and Aspen will take place.
- Pool / hot tub area; The pool and hot tub area remained closed. It was noted that this area is normally closed at this time for seasonal shut down. The area will open up as covid regulations allow.

VI. RATIFY BOARD ACTIONS VIA EMAIL

Marie moved to approve the following actions previously approved via email:

- 12-28-20 Unit 408 remodel request, approved
- 11-16-20 Elevator phone replace, approved
- 10-26-20 Unit 404 remodel request, approved
- 10-1-20 Unit 309 remodel request, approved
- 10-1-20 Unit 203 remodel request, approved

9-22-20 Officer appointments, approved

Paul seconds and the motion passed.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. *Projects 2021*; The following projects were discussed:

- Painting, interior hallways; The Board discussed interior common area hallway painting. It was noted that the hallway ceilings and many sections of the walls were in fine shape. However, there are a few sections of walls in need of drywall repairs to fix cracks and some sections of walls in need of painting. SRG will obtain cost estimates to complete repair and painting of “sections” vs. full hallway wall repaint.

- Carpet, interior hallways and lobbies; The Board discussed interior common area hallway carpet. It was noted that the majority of the carpet is in fine shape. However, the main entry carpet and main lobby area carpets are showing wear. Additionally, the basement level carpet has stain spots. A plan is in place to:
 - first, determine if it is possible to find exact match of existing carpet and then just replace sections as needed
 - second, if not possible to find exact match, then work to find close match or a carpet that works well with the existing carpet
 - third, find an alternative new carpet to “accent” the existing carpetSRG will update the Board on progress.

- Pool area; The Board discussed the pool area. It was noted that new pool area lounge chairs have been purchased. The older lounge chairs will be placed outside on the exterior concrete patio area along with flower barrels for use during summer months. Additionally, options are being investigated to install a new “top” to the bar countertop in the pool area.

- Parking lot striping; It was noted that the parking lot will be restriped.

B. Unit door locks; Unit front door locks were discussed. All unit front door locks are required to be on the HOA master key system. The previously approved RL 2000 “punch code” lock has been discontinued and no longer attainable. The Remote lock 500 series “open edge” lock was approved for install as a punch code lock option; however, this lock cylinder is unable to be keyed to the current “kwikset” master key system. It was noted that a “second” master key system could be set up so that the building would have two master key systems, one for kwikset locks and one for schlage locks as this would accommodate most lock options. The Board agreed to put in place an updated list of lock requirements to include:

- Requirement that all unit locks be on the master key system (either the kwikset or the schlage master)
- All locks must have a “brass key” override (that is keyed to the master system)

- All locks must have silver finish
- Each unit door must have lock and deadbolt (“plates” to cover holes is not permitted)
- Back plates are not permitted
- Changes to the actual door are not permitted (no new holes drilled, etc.)

Once the lock requirement policy has been created and approved by the Board, it will be presented to Owners. Unit Owners that have doors/ locks that do not comply will be required to take steps to meet requirements.

C. Storage; The Board discussed installing “storage cages” in the crawl space. This would require a “floor” (possibly constructed out of cinder blocks) to be installed, larger access door cut in and then installation of storage cages. Information will be gathered and discussed further.

VIII. NEW BUSINESS

The Following New Business items were discussed:

- A. Spring email to owners; An email will be sent to Owners with Spring updates.
- B. 2021 Annual Owner Meeting date; The 2021 Annual Owner Meeting will be held Saturday September 18th at 1:00.

IX. SET NEXT MEETING DATE

The next Board of Directors meeting is to be determined.

X. ADJOURNMENT

With no further business the meeting adjourned at 4:01 pm.

Approved: _____