

Snowscape Association

Board of Directors Meeting Minutes

Date: April 10, 2025

Time: 5:30 PM

Location: Zoom Video Conference

I. Call to Order

President **Mike M.** officially called the meeting to order at **5:30 PM**.

Josh Shramo reminded attendees that this was a board meeting and owners would remain muted until the Owner Forum section at the end, or if a board vote required owner comment beforehand.

II. Roll Call / Board Attendance

Board Members Present:

- **Mike M.** – President
- **Markus Klauser**
- **Derek**
- **Conor Mathews**
- **Kevin**
- **Ali Weinig**

Management:

- **Josh Shramo**, RMCM

A quorum of board members was confirmed.

III. Approval of Minutes – January 23, 2025

- Josh Shramo noted that a correction had been made to the January 23rd minutes to include **Kevin**, who was mistakenly omitted.
- No other changes were suggested by the board.
- **Motion to approve** was made by **Mike M.** and **seconded** by **Conor Mathews**.
- The motion **passed unanimously**.

IV. Financial Considerations

Presented by: Josh Shramo

- **February and March 2025 financial statements** were reviewed.
- Josh noted that **Markus** had previously identified classification issues, which were confirmed as accurate. While the financial totals were correct, some reserve and operating items were miscategorized. Josh committed to working with the accountant to reclassify these properly.
- Josh highlighted **Reserve Expenses**, specifically:
 - **\$34,000** in March for **leak-related unit repairs**
 - **\$60,000 year-to-date**, largely due to **blackwater** events (sewage leaks), which carry higher mitigation costs and require full material removal to prevent contamination and liability.
 - Issues stem from **aging cast iron pipes** with cracks, sometimes from old, temporary fixes using pipe clamps instead of full replacements.
- Markus asked for clarification on pipe materials, and Josh confirmed that **cast iron** was used in some vertical drainage stacks.
- **Blackwater incidents** occurred in at least **two different stacks**, and mitigation costs were unavoidable due to health risks.
- Josh emphasized this could become an ongoing concern unless larger pipe replacement projects are considered.
- Josh stated that **reserves currently total approximately \$200,000**, after accounting for recent leak repairs, and that operating funds were over-capitalized due to a transfer delay. Once corrected, reserves should reflect slightly more.
- **Mike M.** and **Markus** expressed concern about how best to rebuild and protect the reserve fund, especially given future roofing and insurance needs.

V. Management Report

Presented by: Josh Shramo

Josh provided a comprehensive update on recent maintenance and operational activities:

Clubhouse Maintenance:

- **Men's Bathroom:** GFI installed; graffiti painted over; trim repairs completed.
- **Sauna:** Wood was oiled to maintain integrity and prevent cracking due to dry mountain air.
- **Hot Tub:** New cover installed.
- **Upstairs Kitchen Area:** Soap dispenser installed.
- **Bathroom Door:** Latch cover installed.

- **Crawlspace Access:** Entry in the boiler room covered with plywood to prevent unauthorized access (addressing a prior trespassing incident).
- **Pool Room:** Metal railings painted for aesthetic and safety maintenance.

Josh confirmed that **Jasmine**, a key maintenance staff member, had been injured but is recovering well. **Ronnie and Javier** have been temporarily covering her duties, with Josh personally overseeing some property functions during her absence.

Property & Grounds Maintenance:

- **Ice Melt Application:** Ongoing throughout winter.
- **Stair Tread Repairs:** Addressed safety concerns.
- **GFI Covers:** Installed on multiple outlets around the property.
- **Snow Management:**
 - Snow was redistributed in the parking lots to accelerate melt.
 - Residents were reminded to shovel their decks.
 - Plowing services are dispatched after **3 inches of snow** accumulation.

Ali inquired about the **crawlspace trespasser**, believing it may be the same individual from the previous summer. She asked how he was accessing the building. Josh confirmed that while they could not definitively prove how he entered, he may have followed others through open doors. The boiler room access point has been secured, and no further incidents have been observed since.

VI. Old Business

1. Insurance Renewal and Strategy

- Josh, Ali, and Marcus met with **Steve Dorado** (insurance broker) on **April 7th**.
- While no formal quotes were yet provided, the meeting ensured that Snowscape remains a priority for Steve and his team.
- Steve plans to reach out to **16 carriers**, including CAU and **Farmers**. Farmers has increased its risk appetite this year, possibly improving options.
- Emphasis was placed on avoiding carriers who rely solely on **CoreLogic wildfire risk models**.
- **Markus** reported on pending **Colorado House Bill legislation** that may require wildfire risk models to better reflect property-level mitigation rather than regional “blanket” ratings.
- Steve is also reviewing alternatives like **Avalon** for risk modeling.
- Current insurance expires **July 15, 2025**, with renewals expected in **May**.
- Board agreed to maintain pressure on Steve to start quotes early.

2. Roofing Project Discussion

- Updated quote received from **Monroe Roofing**:
 - ~\$500,000 for the four main buildings (~\$125,000 per building).
 - An additional \$45,000 for the clubhouse roof.
 - This is significantly less than the **Turner Morris quote (~\$675,000)** received previously.
- Roofs are **23–24 years old**, and though no current leaks have been reported, they are rated in **fair to poor** condition and are approaching end of life.
- Material prices are rising rapidly; Monroe will not hold pricing beyond the current year.
- The board discussed potentially replacing one roof per year over a 5-year period but acknowledged that such phasing may incur increased costs.
- **Building 4** was identified as the oldest (last replaced in **2003**) and may be prioritized if one roof is addressed in 2025.
- **Annual reserve contribution is currently \$360,000**, tripled from pre-insurance crisis levels.
- Josh suggested deferring action on roofing until **2026**, depending on the results of the insurance renewal and reserve growth.

3. Clubhouse Reminders

Josh reminded owners and board:

- **Laundry Room opens at 7:00 AM**
- **Pools open at 10:00 AM**
- Rental instructions should be updated for guests
- Owners should **not share clubhouse access codes** with non-residents

4. Recirculation Line Replacement

- All remaining domestic hot water recirculation lines were replaced in **February 2025**.

5. Crawlspace Insulation

- **Jesus** is waiting for warmer weather to inspect crawlspace insulation for damage or gaps.

VII. New Business

1. Trespassing Incident

- The same individual previously removed from the premises was again found living in the **boiler room crawlspace**.
- Police responded and issued a formal **trespass notice**.
- Management covered the access point with plywood and performed security checks over the following weeks.
- No repeat incidents have occurred since the enforcement action.

2. Boiler Permits and Code Compliance

- Multiple **open boiler permits** remain from previous work by **All Phases Mechanical**.
 - **KA Mechanical** assessed the site and confirmed that the work can be finalized under **2021 building code** due to agreement from Summit County's Building Department.
 - Work to complete compliance and finalize permits is scheduled to begin in **May 2025**.
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VIII. Owner Forum

- She reiterated concerns about building access and questioned whether the trespasser used a code or followed others in.
- Josh responded that there is no evidence the trespasser had a code; he likely entered by **tailgating residents** or lingering near entrances. The boiler room access point has been physically secured.

No additional comments were received from owners.

IX. Next Board Meeting

The next meeting is scheduled for **Wednesday, July 10, 2025**, at **5:30 PM** via Zoom.

X. Adjournment

The meeting was adjourned by **President Mike M.** at approximately **7:18 PM**.