

**SNOWSCAPE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
July 12, 2024, 5:00 PM**

Board members present via Zoom were Michael Mooney, Connor Matthews, Markus Klauser, and Annika Ledbetter

Representing Red Mountain Community Management were Josh Shramo

I. APPROVAL OF MINUTES- Motion to approve April 10 minutes, duly seconded.

II. FINANCIAL CONSIDERATIONS-

A. Balance Sheet- May

1. \$62K over budget
 - a. \$20K is natural gas which will hopefully even out over the summer.
 - b. Leak Repairs- units 443 and 433- these tend to slow down in summer.
 - c. Hot Tub and Pool Repairs- drains
 - d. Plowing is over budget.
 - e. CAU reimbursement will be a reduction but will end up paying more in insurance.
 - f. Will likely end up being a little over budget.

iii. MANAGEMENT REPORT- Josh gave an update on management items

A. Clubhouse-

1. Sauna-
 - a. New ceiling installed
 - b. Jasmine oiled wood last week
 - c. Waterproof light to be installed
2. Pool-
 - a. Still having drainage issues. There is a break somewhere within the pool.
 - b. When the pool decides to drain, it allows air to get into the system, which makes the pump lose pressure, thereby turning off the boiler which takes an hour or more to re-prime.
3. Drains-
 - a. BOD asked to re-do drains, waiting on Snowbridge for proposal.
 - b. The upper portion of the pool was acid washed twice. The water line is permanent at this point.
4. Hot Tub-
 - a. Acid washed
 - b. Tile replacement around stairs.
5. Upstairs Fans
 - a. Still need to install fans upstairs and waterproof light.
 - b. Electrician is waiting to connect everything at once.
6. Brick was also acid washed- the sanded grout is old so anytime it's acid washed some of it goes away.
7. Interior of fridge cleaned.

8. Furniture steam cleaned.
- B. Property-
1. Dumpsters
 - a. Carabiners were replaced in late May.
 - b. Currently most of them are broken again. It's been an ordeal trying to keep Waste Management on top of that.
 2. CH Spigot
 - a. Still waiting for KA Mechanical to repair- cheaper than going somewhere else.
 - b. If you use it, you need to turn it on and off inside.
 3. Weeds/grass
 - a. Set to begin this weekend.
 - b. All weeds were recently sprayed.
 4. Tree Removal
 - a. Trees were removed that were dead/dying per BMMD
 5. In May the exterior carpet was cleaned by Summit's Finest.
- C. Shoveling-
1. Remember to shovel your decks.
- D. Laundry-
1. Deep cleaned behind machines and reconnected vents.

III. OLD BUSINESS

- A. Boiler Open Permits Update- Will follow up with Andrew on when this will be done, it was not done in May.
- B. Insurance-
1. CAU canceled policy due to a number of issues during their inspection.
 - a. Grills and balusters
 - b. There was not an option to cure the issues.
 2. New policy in effect from Great American Insurance.
 - a. Doesn't cover wildfire.
 - b. \$155,480.00 for this policy, more than twice what was paid before.
 - c. \$198K for \$10 million in wildfire coverage, which is less than half the coverage that the previous policy had. (\$66K)
 - d. Money can be taken out of reserves, but a dues increase will eventually be needed. \$333.33 increase per month per unit.
 - e. A special assessment could be considered, sometimes you can get those reimbursed from your HO6 insurance. This would also prevent having to finance. That could only be done for this year because it is an increase in operating cost. Ongoing operating costs have to be covered by dues. Josh will check on the legalities regarding that.
 - f. Current fire scores are solely based on the location of the complex.
 - g. Other complexes are facing the same issues.
 - h. CAI and the realtor's association is fighting to get some kind of regulation on insurance in the state.

- i. The metro district is trying to become a fire safe community which could decrease the fire score. Firewood will have to be stored a minimum of 3 meters from the structure.
 - j. Dues will be re-evaluated in November.
 - k. It was decided to pay for the wildfire insurance with reserves, not finance it.
 - l. Wait one more week for a quote from Ally's contact.
 - m. The board is leaning towards special assessment to cover the increased insurance cost. A mandatory time period is required for the ownership to veto.
- C. Roofs-
- 1. RMCM reached out to Monroe Roofing for a proposal hopefully in the fall.
 - 2. They have a product that would not require tearing up the entire roof.

IV. NEW BUSINESS

- A. Clubhouse Operating Times-
- 1. The laundry room is open starting at 7am
 - 2. Pools open at 10 am
 - 3. Please update your rental instructions.
 - 4. Do not give your clubhouse code out to people that do not live at Snowscape.
- B. Pool-
- 1. There is a bubble under the plaster that has gotten larger since RMCM took over management.
 - 2. Kaupas does not want to touch it.
- C. Building 4 hot water re-circ lines
- 1. Tentatively scheduled for middle to late fall.
- D. The Lee's will be paid back for their deck, Josh will send them a check.
- 1. The joist and support beams were faulty,
 - 2. The original outline and framework of the deck was retained.

V. OWNERS FORUM

- Sarah Rogers- Do we have someone cleaning the clubhouse on the second floor? Jasmine cleans every other week and another vendor cleans monthly.
- Elizabeth Shifrin- If you have not joined the Facebook page, please do, the pictures are great.
- Tony- Have any of the other companies gotten 100% wildfire coverage and how much did they pay? Treehouse and Gore Trail. Treehouse is paying right around \$2 million in premiums. Ally mentioned getting metal roofs which would help insurability but they cost 3-4 times as much as other type roofs. Metal roofs will not improve the wildfire score with Core Logic. Gore Trail is going with full metal roofs

VI. OTHER MATTERS

- A. Next Meetings- August 13, 6:00PM and Sept. 28, 10:00AM

VI. ADJOURNMENT- Meeting was adjourned at 6:11 PM

Approved: _____