

**SNOWSCAPE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
April 10, 2024, 5:00 PM**

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

Representing Red Mountain Community Management were Josh Shramo

I. FINANCIAL CONSIDERATIONS-

A. Balance Sheet (as of February)-

1. Cash-wise doing well- a lot of money in reserves.
 - a. Some will go in CD's.
 - b. Some of it sits in the RBC investment account.
 - c. Some money will need to be moved to pay for the insurance premium.

B. Income Statement-

1. Some things are high.
 - a. Natural gas is about \$7K high.
 - b. General building and maintenance costs are high due to some dry out costs in building 92, 31, and 93 for some leaks from earlier in the season.
 - c. Clubhouse maintenance is high due to extra cleaning costs, and hot tubs.
2. Natural gas and plowing will be lower in the summer, so the budget will balance out more.

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

A. Clubhouse-

1. Daily if not hourly use right now
 - a. A lot of vomit and glass. Pool is supposed to be drained and cleaned if broken glass is found near it.
 - b. New cleaning team in place to help keep up.
2. Sauna-
 - a. Dustpan removed from the laundry room due to people using it to dump water on the DRY sauna, which is a fire hazard.
3. Pool-
 - a. Spent 6 hours cleaning pool on 3.31.24.
 - Not a normal cleaning
 - People had tampered with the basket in the skin filters and trash had gotten into the filter drains, stopping the pool from filtering properly.
 - b. Still having drainage issues and there is a break somewhere within the pool.
 - When the pool drains, it allows air inside the system, which makes the pump lose pressure. This causes the boiler to shut off, which takes an hour or more to re-prime.
 - Jasmine worked with Kaupas last week to find a fill level that will allow the pool to filter more effectively. It is a bit below the water mark.
 - c. Drains-

- D. CDs- Josh sent out a rate sheet for CD's. Markus is going to review the information and do some research to make a recommendation. Markus and Josh discussed having the requirement for 2 people to be involved when moving money for CD's.
 - a. **A resolution was made and unanimously approved that Markus Klauser, Mike Mooney, and Josh Shramo would set up an account with Vanguard and be signatories on the account.**
- E. Roofs- Tom said that one of the biggest issues is that rolled shingle roofing is not fire rated for insurance on steep sections of the roof just because it hasn't been tested. Normal shingles are apparently double the cost. Josh recommended getting at least one other estimate, possibly from Northwest Roofing. Mike was hoping to do a roof this summer, but \$137K as quoted from Turner Morris is not feasible.

IV. NEW BUSINESS

- A. Reporting of Emergencies-
 - 1. The person reporting the emergency must be present in the unit.
 - 2. The emergency must be occurring at the time of the report.
 - a. Reporting a leak when there is not one currently does not help.
 - b. We can't find a leak that isn't happening.
 - 3. Video of the emergency is required.
- B. Clubhouse Operating Times-
 - 1. The laundry room is open starting at 7am
 - 2. Pools open at 10 am
 - 3. Please update your rental instructions.
- C. 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.
- D. Repair List for Summer- if you see something, say something so that it can be added to the list.
- E. Rules and Regulations changes to comply with CAU.
 - 1. By Friday, Josh will get out the list of suggested revisions. The board can review this and then it will be sent out to the ownership for 30 days for comment. After that, there will be a vote.

V. OWNERS FORUM

- A. Anthony-
 - 1. Will Snowscape face a huge HOA fee increase due to insurance? Josh replies the current increase per unit would be \$20 to cover additional insurance cost, but there are no current plans to increase it.
- C. Kaszyk-
 - 1. Thanks the board for dealing with the issue of noise from the boiler room. There is still noise coming from the pipes, but at least the biggest issue has been dealt with.

2. There is a knocking noise at night, he has had complaints from his guests. Mike and Jasmine can go into the unit above to see what the knocking is. The sound is mostly at night, though. Markus also hears the noise on occasion. He associates it with a soft closed valve versus a not soft closed valve. He says there was some discussion a couple years ago to identify which units have a hard close. Markus recommends opening and closing the upstairs thermostats to see if the noise can be replicated or to manually open the valve while the thermostat would trigger no heat and see if it makes noise. Markus says that speaking for unit 30, this has been ongoing for 30 years. Mike says that the board has previously approved replacing the horizontal pipes, so have Andrew with KA Mechanical do that. There will be some water shutoffs involved.

VI. OTHER MATTERS

- A. Next Meeting- July 10, 5:00PM

VI. ADJOURNMENT- Meeting was adjourned at 5:48 PM

Approved: _____