

# Snowscape Association Board of Directors Meeting

**Date:** January 23, 2025

**Time:** 6:00 p.m. (Zoom Meeting)

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## 1. Call to Order

The meeting was called to order by President Mike M. at **6:02 p.m.**

### Board Members Present:

- **Mike M.** (President)
- **Markus Klauser** (Treasurer)
- **Conor Matthews**
- **Kevin Smith**
- **Ali Weinig**
- **Derek Beauregard**

The meeting was conducted via Zoom, and Josh Shramo confirmed that all attendees were present and able to communicate effectively.

## 2. Approval of Minutes

- No minutes were presented for approval as the last meeting was the **Annual Meeting**.

## 3. Financial Considerations

**Presented by: Josh Shramo, Treasurer**

- **Balance Sheet/Income Statement for December 2024:**
  - The **Operating Account** has a balance of **\$68,000**. However, **\$30,000** of this is earmarked for reserves.
  - **Reserve Funds** currently stand at **\$186,000**.
  - The Treasurer noted that this balance is slightly lower than in previous years but still sufficient for ongoing needs.
  - **Significant Expenses:**
    - **Insurance** continues to be a large, ongoing expense. Although the costs are higher than anticipated, no further significant changes are expected at this time.
    - Snow removal was highlighted as another key expense for the winter season. However, no unexpected charges for snow removal have been reported so far.
  - **Future Projections:**

- Josh Shramo noted that the **insurance premium** will continue to be a major focus as they are actively working with the current agent to find more affordable options.
- The plan is to apply again w/ CAU.

#### Questions from the Board:

- **Mike M.** acknowledged that he had not yet reviewed the full financial report in detail but expressed his intention to do so after the meeting. He asked if there were any further updates or concerns, to which Josh Shramo confirmed that no further issues had been flagged.
- **Josh Shramo** mentioned that he had discussed snow removal charges with the accounting team and confirmed that there were no unexpected expenses.

## 4. Management Report

Presented by: Josh Shramo

- **Clubhouse and Property Maintenance:**
  - **Bathrooms:**
    - Drywall in the bathrooms was **repaired**, and the **entire room** was **painted**.
    - **New toilets** and **new paper towel dispensers** were installed to improve functionality.
  - **Laundry Room:**
    - The **laundry room** was **freshly painted** to maintain a clean and appealing environment.
  - **Sauna:**
    - The wood in the **sauna** was **oiled** to preserve its condition and aesthetic appeal.
  - **Tile Repairs:**
    - Minor **tile repairs** were completed throughout the clubhouse.
  - **External Vents:**
    - **Vents** outside the clubhouse were covered to prevent damage from weather elements.
  - **Property Maintenance:**
    - **Ash Buckets:** Delivered to each unit to ensure residents have a safe place to dispose of fireplace ashes.
    - **Dryer Vent Covers:** Installed to prevent debris from entering the venting system.
    - **Snow Removal:**
      - A reminder was issued to residents to **shovel their decks**.
      - The **plowing company** has been contracted to clear snow when there is **3 inches** or more on the ground.
      - **Stair Edging:** The **edging on stairways** was repaired to ensure safety.

## 5. Old Business

Presented by: President, Mike M.

- **Insurance Update:**
  - Josh Shramo shared that he had **followed up** with the current insurance agent for **other options** to reduce premiums. No new proposals have been received yet, but they will continue to monitor and seek affordable solutions.
- **Roofs:**
  - The Board received **two proposals for roof replacements**.
  - Josh Shramo explained that **Monroe Roofing** had provided a **cost-effective proposal** after conducting a roof inspection and taking **core samples** to assess the condition of the roofs.
  - There was a discussion on whether to proceed with this work in the current year or delay it for budgetary reasons.
  - **Mike M.** and other board members expressed concerns about the **unexpected insurance costs**, which may affect the budget for the roof replacement.
  - Josh agreed to send out both proposals to the Board members for review before making a final decision.
- **Clubhouse Reminders:**
  - **Laundry Room:** Opens at **7:00 a.m.**, but the **pool** does not open until **10:00 a.m.**
  - **Code Restrictions:** A reminder was issued not to **share clubhouse access codes** with non-residents to prevent **trespassing**, which was a significant issue last fall .
- **Recirculation Line Replacement:**
  - No further updates on the **recirculation lines**. The replacement of **heating recirculation lines** is scheduled for the future, but no immediate action was needed.

## 6. New Business

- **Towing Policy:**
  - The Board discussed the need for a formal **towing policy** for vehicles parked improperly at Snowscape.
  - Josh Shramo noted that new **state regulations** passed in August now require specific guidelines for posting **towing signs**, which must be in both **English and Spanish** and meet certain size and contrast specifications.
  - The Board expressed concerns about improper parking, including vehicles from **Spyglass** parking in Snowscape's lot. Josh Shramo mentioned that the **Spyglass property manager** had been contacted, and some vehicles had already been **stickered** for improper parking.
  - The Board agreed that adhering to the State's towing regulations for HOAs is onerous and that right now, signs will not be posted until abandoned cars become a bigger issue.
- **Bldg.2 Crawlspace Leak**
  - The pipe that froze, also froze inside the boiler room which is pretty warm. It had been -15F the day before.

- RCMC is planning to have a contractor inspect the crawlspace next to the boiler rooms with regard to insulation.

## 7. Owner Forum:

During the **Owner Forum**, the following topics were discussed:

- **Owner Concerns about Roof Replacement Costs and HOA Fees:**
  - An owner raised concerns about the **financial impact** of the **roof replacement** project and whether it would lead to **increased HOA fees**. The owner questioned how the Board plans to fund the roof replacement and whether residents would see a spike in fees to cover these costs.
  - **Josh Shramo** assured the owner that **increased fees** would only be considered if absolutely necessary, particularly in light of **unforeseen insurance increases**. He stated that the **Board is working on finding alternative insurance options** to help cover costs and mitigate the need for a fee hike.
  - **Mike M.** emphasized that the **Board is actively working on maintaining a balance between necessary repairs and keeping fees reasonable**. He encouraged residents to share their concerns and feedback on such matters to help the Board make informed decisions.
- **Concern Regarding Recent Plumbing Issues and Property Maintenance:**
  - A resident raised an issue regarding the **plumbing system**, particularly in relation to **frozen pipes** and potential **water damage**. The owner wanted to know if the Board was taking additional steps to prevent such occurrences during future winters.
  - **Josh Shramo** responded by discussing the **insulation work** that had been done to prevent frozen pipes, especially in crawl spaces. He also noted that **frozen pipes are a known risk** in cold weather but that the Board would continue to work with **contractors** to improve the system.
  - **Mike M.** added that **monitoring the pipes and keeping communication open with residents** is key in ensuring problems are detected and addressed early.
- **General Property Maintenance and Communication:**
  - Another owner inquired about improving **communication from the Board** regarding property maintenance schedules, particularly for minor repairs and updates that affect the residents' daily lives.

## 8. Next Meeting

- The next Board meeting is scheduled for **April 10, 2025, at 5:30 p.m.**

## 9. Adjournment

The meeting was adjourned by **Mike M.** at **7:17 p.m.**