

SNOWSCAPE CONDOMINIUMS HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

DATE: Saturday, September 24, 2022

TIME: 10:00 AM

PLACE: In-person and Zoom/Call-In

CALL TO ORDER at 10:09 AM

ROLL CALL

Quorum is 30% (23 units) of the membership.

Unit	Owner's Name	Co Owner's Name	Present	Proxy
25	Jeremy Schraeder		Y	
93	Mike Mooney		Y	
91	Kristi O'Keefe		Y	
62	Derek Beauregard	Erin Beauregard	Y	
302	Brad & Krista Gay		Y	
443	Robert Freedman		Y	
06	Alicja Kaszyk		Y - Zoom	
30	Markus Klauser		Y- Zoom	
401	Scott Farrar	Kristi Farrar	Y	
53	Emerson Link		Y	
74	Kirk Christensen		Y - Zoom	
103	Paula Konigsberg		Y - Zoom	
101	Sarah Rogers		Y	
102	Conor Mathews		Y	
301	Jay Moorman	Lisa Moorman	Y	
92	Nate Dauchy	Jess Dauchy	Y	
104	Tom Kozlowski		Y	

472	Rebecca Davidson		Y - Zoom	
203	Allison Weinig		Y - Zoom	
401	Joseph Teynor	Sarah Teynor	Y - Zoom	
300	Eileen Quirk		Y - Zoom	
482	Duane Freeman		Y - Zoom	
203	Tony Scimeca		Y - Zoom	
426	David Kish			Proxy to President
503	Ed Sugar			Proxy to President
73	Gary Zellner			Proxy to President
05	Donna Giammaria			Proxy to President
400	Jeannette Grund			Proxy to President
71	Snowscape Partnership	Mark Schorr		Proxy to President
404	John Murray			Proxy to President
204	Murray McNeil			Proxy to President
94	Sharon Tomac			Proxy to President
52	Terrence Deaton			Proxy to President
304	Vern Nelson	Pamela Nelson		Proxy to President

34 homeowners were represented in person or by proxy.

- **Quorum is achieved.**

APPROVAL OF THE 2021 ANNUAL MEETING MINUTES

- **Resolution: Motioned, seconded, unanimously approved of the 2021 Annual Meeting Minutes.**

REPORT OF PRESIDENT

- Frozen pipes in February in Building 3 flooded 3 units and ripped out flashing. The leak was at a flexible connection in the toilet, which was found quickly.
- A camera was sent through the Building 3 sewer line and found a break in the top of the sewer.
- Building 1 - relates to replacing the horizontal pipes in the crawl space. The shut-off valve is the reason to replace horizontal pipes.
- March - in Building 2 - hot water pipes froze because it was turned down too low.
- Electrical panels replacement for Building 1 starts on Monday, September 26, 2022. Building 3 electrical panels replacement starts on October 10, 2022. The reasons for the electrical panel replacements in the buildings, is because Building 2 had caught on fire due to the electrical panels and Build 4 panel shorted and took out an owner's stove. These are the last 2 buildings that need replacements.
- An exhaust fan fell off of the clubhouse. Wildernest reinstalled that for us.
- We had a squatter in Building 2. He actually cleaned up before he left. We almost caught him.
- We need a new reserve study to find out what we want to spend our reserves on: Lateral domestic water pipes in the crawl space, working on the downstairs at the clubhouse, general building maintenance projects, etc.
- Real Estate update provided by Tom Kozlowski
 - Discussion of the current market environment, pricing & inflation.
 - Handouts were given to the owners with information, graphs & cycles.

MANAGEMENT REPORT

- Gregory door replaced the door at the clubhouse. There is also a new code lock and we will be adding more codes this fall/winter season.
- We have been receiving several reports of uninterrupted water usage from Buffalo Mountain Metro District. Many of those were in Building 1.
- DJ Roofing inspected the roofs and recommended replacing the roof of the certain units and parts of the roof. We are waiting for another company to give us a second opinion and another estimate.
- KA Mechanical did an assessment in all boiler rooms. He will be presenting the results and an estimate for repairs. KA Mechanical would be willing to have a monthly maintenance contract after making the necessary repairs.
- We repaired some stairway landings on some of the buildings.
- Summit's Finest Carpet did carpet cleaning in common areas in all buildings
- New Meter Installation in Buildings 1 & 3. Building 1 begins on Monday, September 26th and Building 3 begins on Monday, October 10th.
- Schedule, prepare for and distribute meeting packets for Annual Meeting.
- Monthly Financials, Budget and other fiscal responsibilities.
- Hilco is plowing your property again this year.
- Thank you for the opportunity to service your community!

FINANCIALS & BUDGET REVIEW AND RATIFICATION

- Review of Balance sheet and income statement
- Budget ratified unanimously
 - **It was motioned, seconded, and unanimously approved to ratify the board approved 2022-2023 budget.**

ELECTION OF DIRECTORS

- Nominations for the Board:
 - Mike Mooney
 - Jeremy Schraeder
 - Brad Gay
 - **All individuals were motioned, seconded, and unanimously approved in their appointment to the board of directors.**

OTHER MATTERS

- Discussion of domestic water line replacement project
- Discussion of the upcoming electrical panel replacement projects on Buildings 1 & 3.
- Snowscape@wildernest.com is the best way to contact the management team. Owners can download documents at their appfolio owner portal.
- Clubhouse door was replaced with a new code lock. More codes will be generated in the fall/winter season.
- Roof projects were discussed.
- Discussion of housing limitations for community workforce.
- Discussion of the inflationary environment, material cost increases and the supply chain and labor cost increases.
- Roof/siding areas that need scraping and exterior painting touch-ups.
- Some of the owners are interested in an owner directory. We need to do an owner opt-in form and put together a list.
- Unit 62 mentioned that the outside wall hydrant that was replaced seems to have been replaced with a hose bibb that will freeze.

NEXT ANNUAL MEETING DATE

9/23/2023 at 10am

ADJOURNMENT at 11:38AM

Post board meeting discussion and election of officers:

Mike Mooney - President
Paula Konigsberg - Vice President
Kirk Christensen - Sec/Treasurer
Jeremy Schraeder - At Large
Brad Gay - At Large

Allison Weinig - Intern
Conor Mathews - Intern