

**EXECUTIVE BOARD MEETING
AGENDA**

ITEMS OF DISCUSSION:

- 1.0 CALL TO ORDER**
- 2.0 APPROVAL OF MINUTES OF BOARD MEETING OF OCTOBER 15, 2016 MEETING**
- 3.0 FINANCIAL REPORT**
- 4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS**
 - 4.1 SUMMER WORKLIST 2017**
- 5.0 DECORATING COMMITTEE REPORT**
- 6.0 LANDSCAPING COMMITTEE REPORT**
- 7.0 EXTERIOR COMMITTEE**
- 8.0 APPEARANCE COMMITTEE**
- 9.0 SOCIAL COMMITTEE**
- 10.0 OLD BUSINESS**
 - 10.1 HOT TUB STATUS**
 - 10.2 ROOF**
 - 10.3 TV SERVICE**
- 11.0 NEW BUSINESS**
 - 11.1 ESTABLISHMENT OF ELECTRONIC PAYMENT SYSTEM**
- 12.0 OTHER ITEMS PROPERLY BROUGHT BEFORE THE BOARD**
 - 12.1 PRESIDENT'S MEETING OF MARCH 18, 2017**
 - 12.2 OWNER PET CONCERN**
- 13.0 ADJOURN**

**EXECUTIVE BOARD MEETING
MINUTES**

NOTE: The following is the writer's interpretation of the discussions and actions occurring at the referenced meeting. Any corrections, additions, or deletions should be noted to the writer within 10 days of the distribution date. Appropriate handouts and documents are available on the website. Copies of all handouts and documents are available upon request.

DISTRIBUTION: Board members and owners via email and website.

ATTENDEES: Board Members: Lisa Dandelet, Kandy Ramos, David Roach, John Krause, Bryan Dye, Gregg Reed, Bill Brookhart, and Cris Trout. Proxies were received from David Tickner, and Sherry Martin. Also attending were George Hurley (Resident Manager), Lora Graves and Tina Reed.

1.0 CALL TO ORDER

The meeting was called to order at 9:03 a.m. by Lisa Dandelet, President. After Roll Call, it was determined that a quorum was present.

David Roach stated that the following item needed to be added to the agenda

12.2 OWNER PET CONCERN

2.0 APPROVAL OF MINUTES OF BOARD MEETING OF OCTOBER 15, 2016

Lisa Dandelet stated that she would entertain a motion to approve the Minutes of the Board Meeting of October 15, 2016. Bill Brookhart so moved. Cris Trout seconded. There was no further discussion. Motion carried.

3.0 FINANCIAL REPORT

Kandy Ramos reviewed the Financial Report. She noted that we are within budget in nearly all areas and are in good financial shape. George Hurley noted that we have six washer/dryers that are not operational. David Roach moved to approve the purchase of six washer/dryers at a cost not to exceed \$10,000. Bryan Dye seconded. Discussion ensued regarding the fact that we have only one heavy duty dryer in the building. It was agreed that new dryers and washers will be heavy duty. George Hurley noted that we made about \$5,000 on vending and the washer/dryers this year which should defray this cost. Motion carried.

4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS

Gregg Reed reported that we have made it through the winter with no serious roof leaks. George Hurley has determined that our leaks are around the chimney chases. He has had three roofers inspect the roof and they agree. He is in process of obtaining bids to repair them. Estimated cost is around \$40,000. If this is done, we will not have to remove the chases as originally planned which will save a considerable amount of money when the roof is eventually replaced. Furthermore, is estimated that we may be able to extend the life of the roof by about five years. This will allow us to accumulate enough funds to replace the roof. We have obtained estimates for replacement of the roof that range from \$298,000 to \$381,000. It was noted that the moratorium on converting the chimney area for storage will be in effect until the roof is replaced as this can damage the chimney area.

David Roach moved to authorize the repair of the chimney chases at a cost of up to \$40,000. The Vice President of Operations shall award the contract to the appropriate bidder. Bill Brookhart seconded. There was no further discussion. Motion carried.

It was noted that the window in B-216 still needs repair. Gregg will again notify the owner.

Discussion was held regarding the use of skateboards and other personal recreation devices being used in the building. This poses a safety and liability issue. It was determined that our current rules do not address this issue.

Larry Dye moved that we amend Rule 19 of the **SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION RULES AND REGULATIONS** to state:

“Grills, bicycles, scooters, skateboards, segways or other personal recreational devices are not permitted in the building or on the porch areas. Grills are a fire hazard and bicycles track dirt on the common and condominium carpets. Bicycle storage and wash rack is provided in the east side storage building during the summer months. Grilling facilities are located on the west side of the building.”

Kandy Ramos seconded. There was no further discussion. Motion carried.

4.1 SUMMER WORKLIST 2017

Gregg Reed reviewed the Summer Worklist which follows:

1. Replace siding where needed.
2. Dress up landscaping around property.
3. Touch up paint (inside and out) where needed.
4. Clean up fallen trees as needed.
5. Replace fluorescent lights in hot tub areas.
6. Roof coating on fireplace chases.
7. Roof coating on atriums.
8. Clean the roof above the hot tubs.
9. Inspect under the building.
10. Repair entry door hinges and seals.
11. Clean and re-stripe the parking lot.
12. Check under building for cold air entry points.
13. Steam clean carpet in common areas.
14. Repair ceilings in common areas. (If needed)
15. Spring Clean throughout building.
16. Clean all storage areas.
17. Fix or replace laundry equipment on all floors.
18. Clean all light fixtures.
19. Decide on Roof repair or Replace.
20. Paint north east quarter of the building exterior.

Bryan Dye moved to accept the Operations/Resident Manager Report and recommendations. Kandy Ramos seconded. There was no further discussion. Motion carried.

5.0 DECORATING COMMITTEE REPORT

Lisa Dandelet reported that an email was sent to committee members. George Hurley indicated that the common area furnishings have held up well through season. The South entrance steps are reportedly in need of carpet replacement. A tour was made of the building prior to the meeting to see if any other areas are in need of repair. As a subcommittee of the hot tub committee, the decorating committee is investigating improvements to lighting and decoration of the hot tub areas.

Bill Brookhart made a motion to authorize up to \$6,000 to improve the lighting and decoration of the hot tub area. Gregg Reed seconded. There was no further discussion. Motion carried.

Other plans include general spring cleaning.

Bryan Dye moved to accept the Decorating Committee Report. Cris Trout seconded. There was no further discussion. Motion carried.

6.0 LANDSCAPING COMMITTEE REPORT

Lisa Dandelet reported that an email was sent to committee members. George Hurley reported that the parking lot and grounds have held up well during season. Plans include general spring clean up and assessment.

Kandy Ramos moved to accept the Decorating Committee Report. Bryan Dye seconded. There was no further discussion. Motion carried.

7.0 EXTERIOR COMMITTEE

Lisa Dandelet reported that an email was sent to committee members. George Hurley reported that the exterior has held up well over season, with a few areas that will need siding repair/replacement. Bill Brenneman has been contacted and stated that he is planning on coming in July for the quarterly building painting rotation.

John Krause moved to accept the Decorating Committee Report. Bryan Dye seconded. There was no further discussion. Motion carried.

8.0 APPEARANCE COMMITTEE

No report at this time.

9.0 SOCIAL COMMITTEE

David Roach stated that he had been contacted by the manager of the band that we had last year inquiring whether we were planning on having them back this year. As this is a Social Committee issue, he will contact Terri Shelton who is the Chair of this committee. The Social Committee will need to decide what we want to do about a band for Homeowners Weekend.

Cris Trout moved to accept the Social Committee Report. Gregg Reed seconded. There was no further discussion. Motion carried.

10.0 OLD BUSINESS

10.1 HOT TUB STATUS

George Hurley reported that the hot tubs have done well this season. Minor tape replacement is done periodically, as needed when tubs are drained for cleaning. Two tubs are up during the week during season, with four on the weekends. Lisa Dandelet and George Hurley will get with Terri now that all tubs have been up and running, and George has had a season with them, to finalize wording on the new hot tub signs. This was delayed previously as we were waiting for additional information.

George has been experiencing problems with people putting soap and other substances in the tubs. This requires draining, purging and completely cleaning the tub. He has posted signs in the hot tub rooms, with permission of the Executive Committee, informing violators that they are subject to a \$200 charge.

Bryan Dye moved to amend the **Snowcrest Condominium Unit Owners Association Rules and Regulations** item 12 to state:

“The Jacuzzi whirlpool bath spas will be open from 12 p.m. to 10:00 p.m. The number of baths to be operational will be determined by the Resident Manager under guidance from the Executive Board, and will vary with seasonal occupancies. The rules for their use follow:

- a. Children under 12 years old must be accompanied by an adult.
- b. No running or horseplay is permitted.
- c. Food and smoking are prohibited in the hot tub enclosures.
- d. Do not tamper with the controls.
- e. Persons with heart conditions or other similar medical problems are advised against using hot tubs.
- f. Do not stay in the hot tub longer than 15 minutes at one time. Alternate 15 minute tub soaks with 10 minute cool down periods.
- g. No soap or other materials may be placed in the hot tubs. Violation of this rule will result in a cleaning fee of \$300 per violation.”

Kandy Ramos seconded. There was no further discussion. Motion carried.

George Hurley will move the video camera in the hot tub rooms for better coverage.

10.2 ROOF

The roof was discussed under item **4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS**

10.3 TV SERVICE

At the October 15, 2016 meeting, discussion was held regarding upgrading our TV system. Our current system is over 10 years old and is requiring frequent repair. Kandy Ramos will obtain quotes from the various providers and will report to the Board at the next meeting.

11.0 NEW BUSINESS

11.1 ESTABLISHMENT OF ELECTRONIC PAYMENT SYSTEM

BOARD ACTION REQUIRED

Kandy Ramos stated that she is able to set up a system that will allow Homeowners to pay association fees electronically. Automated Clearing House (ACH) is an electronic network for financial transactions in the United States. ACH processes large volumes of credit and debit transactions in batches. ACH credit transfers include direct deposit, payroll and vendor payments. Kandy can set up quickbooks to automatically accept ACH payments each month. If a homeowner chooses this option, the cost would be 50 cents per ACH which will be paid by the Homeowner. If interested the Homeowner should contact her.

12.0 OTHER ITEMS PROPERLY BROUGHT BEFORE THE BOARD

12.1 PRESIDENT’S MEETING OF MARCH 18, 2017

David Roach attended this meeting. Frank DeBerry indicated that there are new programs this summer. There will be a Mountaineer Family Camp for West Virginia University alumni and their families. Initially there will be two of them serving about 80 families and eventually expanding to a

weekly event in the summer which should improve summer rentals. More importantly, this summer, the mountain will be open 7 days a week. Weddings have increased from 12 to 36 this summer. The mountain will also be hosting the U.S. National Cycling Championships.

Frank also indicated that Snowshoe expect to expand real estate offerings and has sold some property by Powder Ridge for development.

There was considerable discussion regarding the Regional Area District (RAD). The petition will be submitted to the County Commissioners for consideration with changes, including a 2.5% cap on any assessment and establishing 3 voting districts. Two county commissioners were present at the meeting and both stated that if the petition is complete they will publish it for consideration and will handle the returns. They will consider it at either their mid May or June meeting. If it is determined to be complete, public meetings will be scheduled, and the petitions will be disseminated, with returns required by mid August. If less than 25% of eligible homeowners oppose it then it will be up to the Commissioners to approve it. Thus, a majority of homeowners do not have to approve it. However, if there is not significant support, the Commissioners may decide to not approve it which is what happened the last time.

Frank is encouraging homeowner board to support the petition and do everything possible to encourage their homeowners to support the petition. The Board needs to adopt a position regarding the RAD.

It appears that the pipeline is going to be built and Snowshoe is not going to oppose it as according to Frank, it will have very little impact on Snowshoe. Construction is slated to begin in the summer of 2018. Frank noted that this may create an opportunity for long term rentals during this time by workers on the pipeline. However, it was noted that in areas where similar projects have occurred, there have been problems with rule violation and property destruction by these workers. They work in the mud and this could be very problematic in terms of building and unit cleanliness.

Finally, it was noted that the sewage treatment plant will be operational in April and our new rates will be reflected in the April statement.

Bryan Dye proposed the following motion:

The Snowcrest Board of Directors fully supports the petition for the establishment of the Resort Area District and encourages the Homeowners to also support this petition.

Gregg Reed seconded. There was no further discussion. Motion carried.

12.2 OWNER PET CONCERN

A Homeowner has reported an incident to the Board where a dog attacked their dog. This dog was not on leash, but was on an electronic collar which did not control the dog. The owner is unknown, but the dog is described as "dark in color brownish/black and looked like it had some Lab in it". This is in clear violation of Rule 7. e. which requires that pets be on a leash of no more than 6 feet while in the building and under control while on Snowcrest property. Discussion ensued. It was decided that Lisa Dandeleit will include a reminder of the rule in the President Letter and encourage Homeowners to report rule violations to the Resident Manager. Also, Homeowners need to be reminded that pets must be registered with the Resident Manager.

13.0 ADJOURN

As there was no further business to be brought before the Board, Lisa Dandelet adjourned the meeting at 11:20 AM. The next scheduled Executive Board Meeting is scheduled for May 27, 2017 at 9:00 AM.

Respectfully Submitted,

Lisa Dandelet, President