

**June 23, 2012**

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**EXECUTIVE BOARD MEETING**

**AGENDA**

**ITEMS OF DISCUSSION:**

**1.0 CALL TO ORDER**

**2.0 APPROVAL OF MINUTES OF BOARD MEETINGS OF MARCH 31, 2012**

**3.0 FINANCIAL REPORT**

**4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS**

**4.1 STATUS OF SUMMER WORKLIST**

**5.0 DECORATING COMMITTEE REPORT**

**6.0 LANDSCAPING COMMITTEE REPORT**

**7.0 EXTERIOR COMMITTEE-**

**8.0 APPEARANCE COMMITTEE**

**9.0 SPOC-**

**10.0 OLD BUSINESS**

**10.1 ROOF**

**10.2 INTERNET UPGRADE**

**10.3 FIREPLACE SITUATION**

**11.0 NEW BUSINESS**

**11.1 CARBON MONOXIDE DETECTOR REQUIREMENT**

**11.2 BACKFLOW PREVENTION DEVICE**

**12.0 OTHER ITEMS PROPERLY BROUGHT BEFORE THE BOARD**

**12.1 HOMEOWNERS WEEKEND**

**12.2 FRANK DEBERRY PRESENTATION**

**12.3 RESORT AREA DISTRICT**

## 13.0 ADJOURN

## **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 website and email.

**ATTENDEES:** Members: David Roach, Kandy Ramos, Marc Ramos, Lisa Dandelet, Tom Dandelet, Cris Trout, and Terri Shelton.

Others: Greg Elbon - Resident Manager, and Debbie Elbon.

Proxies were presented for Jim Michael, David Tickner, John Krause, Dale Kohlrieser, and Bill Brookhart.

### **1.0 CALL TO ORDER**

David Roach called the meeting to order at 9:02 AM, and after roll call and a count of proxies stated that a quorum was present.

### **2.0 APPROVAL OF MINUTES OF BOARD MEETING OF MARCH 31, 2012**

David Roach stated that he would entertain a motion to approve the Minutes of the Board Meeting March 31. Marc Ramos so moved. Cris Trout seconded. There was no further discussion. Motion carried.

### **3.0 FINANCIAL REPORT**

Kandy presented and reviewed the Financial Report. She noted that the balance sheet and revenues are on track, and expenses are in line. We show a small savings on electric and propane, likely due to the previous mild winter, and overall we are on target

Marc Ramos moved to accept the report. Tom Dandelet seconded. There was no further discussion. Motion carried.

Frank DeBerry arrived, and David stated that he would entertain a motion to suspend the agenda so that agenda number 12.2 could be addressed at this time. Tom Dandelet so moved. Cris Trout seconded. Motion carried. David suspended the agenda, and Mr. DeBerry was given the floor. See Agenda Item 12.2

### **4.0 OPERATIONS/RESIDENT MANAGER REPORT/RECOMMENDATIONS**

Marc and Greg are looking at options for the hot tubs such as combining heating systems, bypasses, etc. This was originally viewed as a possible way to save on propane. It is proving to be a more in depth project than it appeared at the onset, and at present is still under review.

#### **4.1 STATUS OF SUMMER WORK LIST**

Greg reported the following

Paint unit doors that are scuffed (ON GOING)  
Steam clean all carpet in common areas (ON GOING)  
Remove damaged trees around the building (ON GOING)  
Purge hot tubs and do preventive maintenance (ON GOING)  
Roof coating for Atriums  
Roof coating for chimney chases (STARTED)  
Chimney sweep (HAVE BEEN CLEANED) SCHEDULED VISUAL  
INSPECTION FOR 6/25-29/12  
Touchup paint throughout the building (ON GOING)  
Inspect under building for maintenance issues (ON GOING)  
Replace damaged siding where needed (ON GOING)  
Spring clean throughout the building (ON GOING)  
Repair damaged ceilings in common (ON GOING)  
Replace dryer vents where needed (MATERIALS HAVE BEEN PURCHASED)  
Install frost free faucets outside east n west sides (COMPLETE)  
Repair, repaint, and replace signs around the building (ON GOING)  
Schedule exterior painting with Bill Brennamen (BILL IS GOING TO START  
MID-END OF JULY)  
Fencing at east side entrance has been removed (COMPLETE)  
Wood Shed has been divided (COMPLETE)  
Compactor maintenance (COMPLETE)  
Sprinkler room addition (IN PROGRESS)

Tom Dandeleit moved to accept the Operations and Resident Manager's report. Terri Shelton seconded. There was no further discussion. Motion carried.

## **5.0 DECORATING COMMITTEE REPORT**

Lisa reported that Greg and Debbie continue to do a great job. Existing decorations will continue to be rotated with the different seasons. No major changes or additions are planned at this time. Lisa also pointed out that sometimes when someone always does a great job it becomes easy to take them for granted, and reiterated our appreciation for the wonderful job Greg and Debbie do.

Marc Ramos moved to accept the Decorating Committee report. Tom Dandeleit seconded. There was no further discussion. Motion carried.

## **6.0 LANDSCAPING COMMITTEE REPORT**

Lisa reported that the fencing has been removed at the east entrance, and some areas of trees have been trimmed away from building as needed. The fire pit area looks great, and Greg and Debbie once again did a wonderful job. The placement of the fire area at the end instead of the center allowed for greater room, and the log seating compliments the area. The fire pit has become a very nice amenity at a very low cost.

It was brought up that the east entrance has been under discussion as the 2 oversized trees in the area create issues/damage with the siding and prevent access to that area for painting/maintenance. It was further discussed that the mound on the right side directs water toward the foundation in that area. It was pointed out that at the time the front entrance (Timbers side) was completed, the original plan for the east entrance was to remove the mound and the oversized trees, level the area, and add pavers to match the front entrance. The upgrade to that side was put on hold, as were most projects, with the down-turn in the economy. It was further discussed that

perhaps this area could be done in phases. Greg indicated a price of \$3000 to remove the mound, oversized trees, and level the area. It was also mentioned that perhaps pavers could be installed at a later date, possibly in the same manner our successful fire pit project was done (with a work party of homeowners). Ideas for this are in the planning stage and are to be discussed at the next meeting. Any greenery which can be transplanted from the area, including rhododendrons, would be moved to other areas of the property. It was pointed out that likely when the oversized trees were planted, their future size was not considered. It was also mentioned that the Landscaping Committee would look at the overall area after completion of any work and determine what new trees, etc, would be needed to keep greenery and a pleasing appearance to the grounds.

Marc Ramos moved to accept the Landscaping Committee report. Cris Trout seconded. There was no further discussion. Motion carried.

## **7.0 EXTERIOR COMMITTEE**

Lisa reported that Bill Brenneman has indicated to Greg that he will begin painting the middle to end of July (he is to paint an additional quarter of the building in keeping with the painting rotation plan previously implemented). Greg has replaced some areas of siding as needed on the exterior of the building. Also, plans include painting the exterior decking at the entrances this summer. After the last meeting, a tour was made of the building and grounds. The north entrance is showing signs of damage/wear which was contributed in part to a few small trees being too close to the structure. After discussion with Greg and Marc, it was decided that these should be removed to prevent the area from holding dampness and to allow more circulation. Greg has added this to his work list.

Marc Ramos moved to accept the Exterior Committee Report. Terri Shelton seconded. There was no further discussion. Motion carried.

## **8.0 APPEARANCE COMMITTEE**

Lisa reported that the Appearance Committee was approached regarding a color scheme for painting the dumpster. The decision was made to paint the dumpster brown to coordinate with the general building/landscape. David was notified of the decision and concurred. The dumpster has been painted. Marc Ramos stated that the color looks great and was a good decision. Comments from other Board Members were also favorable, and included the area looking overall better, and the dumpster, while visible, being less conspicuous.

Lisa also mentioned that it had been noticed when touring the exterior of the building that some areas under the various balconies have the appearance of peeling paint, but it is the material which covers the area that is the cause. It was further noted that this area has been covered with aluminum under some of the balconies. Discussion was held regarding the inconsistencies in materials and how they have occurred. It was decided that the committee would look into this to determine any possible solutions and discuss at the next meeting.

Tom Dandelet moved to accept the Appearance Committee report. Cris Trout seconded. There was no further discussion. Motion carried.

## **9.0 SPOC**

Cris Trout presented an e-mail from Bruce Wessel. In it he indicates that the PSD has voted to go forward with a de-centralized sewage system. He stated that complainants are pushing for a centralized plant which involves a pipe down the mountain, a feature that they do not want. He went on to state that this legal issue has been long and requested donations. David stated that he would mention in the president's letter if homeowners would like to make such a donation individually.

Tom Dandeleit moved to accept the SPOC report. Marc Ramos seconded. There was no further discussion. Motion carried.

## **10.0 OLD BUSINESS**

### **10.1 ROOF**

Marc stated that as the roof leaks are under better control, the current course of action for the roof is to continue to repair as needed. There is too much life left in the majority of the roof to make any other option feasible.

### **10.2 INTERNET UPGRADE STATUS**

Marc reported that we have a continued issue with the internet dropping off, and continue to get conflicting answers from Bulk TV. As per the discussion with Frank Deberry, he will ask George Murphy to review our situation and provide any information he may have which could prove helpful. He further stated that there is a homeowner that works in the field that he will also contact.

### **10.3 FIREPLACE SITUATION**

At the last meeting, the following options were discussed.

The first option presented was to continue the present course of encouraging the Homeowners to install electric fireplaces and provide a reduction in dues based on firewood usage. The second option was to require all Homeowners to install electric fireplaces. It was noted that this option would be essentially an assessment and could be considered inconsistent with our policy of only emergency assessments. It was further noted that this could be met with opposition, and several reasons were discussed against this option. A third option was to investigate the possibility of requiring electric fireplaces, but financing them through the Association. The Association could bulk purchase fireplace inserts and provide basic installation, and if Homeowners wanted a better one and/or a custom installation, they would pay the difference. Homeowners who have already installed electric inserts would receive a reduction in dues equivalent to the cost of the insert and basic installation. Possible ways of funding this option were also discussed.

It was decided at that time that a camera inspection would be made of all fireplaces this year (which had been done a few years previous, with 10% of the units being done each year since for a sampling), so that accurate updated information could be obtained regarding the fireplace flues. It was further decided that the present course of action which is to encourage installation of electric fireplaces and to provide a reduction in fees from the firewood usage would be continued, thus allowing those that choose to convert the opportunity, and allowing those that prefer wood burning fireplaces to continue, providing no safety issues were found.

The visual chimney inspection will not be completed until June 25, 2012.

It was decided that the current course of action, to continue to encourage conversion to the electric fireplaces will continue. It was noted that materials for conversion range from approximately \$250 - \$300 for a regular model, though prices vary.

Greg reported that 18 fireplaces have been or are to be capped to date.

No action was required.

## **11.0 NEW BUSINESS**

### **11.1 CARBON MONOXIDE DETECTOR REQUIREMENT**

H.B. 597 requires the installation of carbon monoxide detectors. Marc stated that the deadline for installation is September 1, 2012, and every unit is required to have carbon monoxide detectors as well as smoke detectors. After discussion, the following plan of action was decided. David will send a notice to all homeowners informing them that carbon monoxide detectors (as well as smoke detectors) must be installed by August 20, 2012. Each homeowner must contact Greg to make arrangements for either hiring Greg or installing/having installed themselves. Any units that have not installed these devices as of August 20, 2012, will have them installed by the Association and will be billed accordingly. It was noted that it should be recommended (though it is not required) to the homeowners that a hard-wired system be installed as the plug-in kind could easily be unplugged, misplaced, or stolen by tenants. The units are reportedly available around \$30 - \$50 range. Greg stated that a blanket cost for installation wasn't feasible as some units could be more difficult than others, and that he should be contacted regarding installation costs. One detector will be required for both 1 and 2 bedroom units.

### **11.2 BACKFLOW PREVENTION DEVICE**

Marc has stated that as our system has double check valves, we are not required to make any changes at this time, though this could become an issue in the future.

## **12.0 OTHER ITEMS PROPERLY BROUGHT BEFORE THE BOARD**

### **12.1 PLANNING FOR HOMEOWNERS MEETING**

Tom Dandeleit indicated his band 'Another Round' is planning on returning for this year's festivities. He mentioned that 1 or 2 of the band members have asked if they could stay one additional night as they arrive Friday evening, set up all of Saturday afternoon, play Saturday night, and then leave Sunday morning. Greg will send out an e-mail regarding rooms and the HOA will cover cleaning costs as was done last year. Terri Shelton will put together a notice to the Homeowners and David Roach will send it out.

### **12.2 FRANK DEBERRY PRESENTATION**

Mr. DeBerry gave some background on his arrival to, and decision to stay at, Snowshoe. He stated that with regard to growth, his goal is for sustainable growth and profitability with a focus on volume instead of margin. A key component in this is steady and solid marketing leadership.

He further stated that the MTA (Mountain Top Assessment) cannot sustain itself as it is hindered by only being able to increase a percentage of the CPI, and thus is continually falling behind as prices increase. He discussed possibilities which are under consideration (municipality, etc) and one newer idea of a Resort Area District (RAD). In this instance, the county commission would be involved. The exact particulars are not fully known and this possibility is being researched. He noted that he would like a committee to have input (reference agenda item 12.3). Another possible way to raise revenue was an assessment on ticket sales, etc.

He went on to say that while this was the worst snow year in a long time, and the Southeast was down an average of 24%, Snowshoe was down only 1.8%. Also, Snowshoe will be able to cover its debt payments this year.

For Snowshoe, the top priorities are lifts and snowmaking. He is also working with marketing to draw different conventions to the resort in the off season, include Wanderlust (yoga).

With regard to the class action lawsuit, he believes it is based on improper interpretations and that Snowshoe has been doing things correctly.

With regard to the sewage treatment plant, he favors a centralized plant, whereas SPOC is favoring a decentralized plant. The largest item causing an issue appears to be a pipe which must go down the mountain, and he has asked SPOC if they would consider his point of view. This is ongoing.

Some ideas he would like to see come to fruition are a family mountain bike trail, and possibly a zip line.

When asked about the internet issues, he offered to have George Murphy, the IT director, come look at our system and hear the concerns regarding our service.

Mr. DeBerry wrapped up his discussion, and left. David said that he would entertain a motion to return to the agenda. Marc Ramos so moved. Terri Shelton seconded. There was no further discussion Motion carried.

### **12.3 RESORT AREA DISTRICT**

It was discussed that the Snowcrest HOA would like to have a representative on the committee for the Resort Area District as mentioned by Mr. DeBerry. David will gather more information.

### **13.0 ADJOURN**

As there was no further business to be considered, David Roach adjourned the meeting at 12:10 PM. The next scheduled Board Meeting is Homeowners weekend. The schedule is as follows:

**Homeowners weekend is August 18 – 19. Meetings are as follows:**

- **Board Meeting Friday 8-17-2012 at 7:30 PM**
- **Homeowners Meeting Saturday 8-18-2012 at 9AM in Game Room**
- **Short Board meeting to follow Homeowner's Meeting**
- **Homeowners picnic 6:00 with planned entertainment following**

Respectfully submitted,

David Roach, President