

## **Snowcrest Condominium Owner Association, Inc.**

**March 26, 2019**

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FROM: David Roach, President

The Executive Board met on March 23, 2019. The Minutes of that meeting and the Financial Report are attached.

### Some Highlights of the Meeting

- Kandy Ramos reviewed the financial statement and report. We are within budget for the current year.
- The Summer Worklist was developed
- We will be replacing the roof this spring. The Board authorized \$450,000 for this project. See the attached Minutes for details. At this point in time, we have the necessary funds. However, we will be transferring funds that have been allocated for other projects, ie elevator replacement, and if something were to happen before we can restore the funds, an assessment would be necessary. We do not anticipate this happening, but full disclosure is important. In the spirit of full disclosure, plan on a dues increase next year. The actual amount will need to be determined.
- We are currently assessing the integrity of the building. We are experiencing some structural deterioration that needs to be addressed. This is not surprising, given the age of the building and the climate here. We will be discussing strategies to deal with this at the May meeting.
- There are a number of units that have old and malfunctioning thermostats. Hank Barnes will be inspecting the units and will notify homeowners if they need to be replaced.
- We had an incident this winter where a renter started to light a fire in the fireplace of the unit they were in, but were stopped. This could have burned down the building. If you have not installed an electric fireplace, you need to remove grates, log racks or anything that suggests a fire may be built. You should place a notice on the fireplace indicating that a fire cannot be built and should seal the fireplace. Contact Hank for suggestions as to how to do this. If you have an electric insert, please provide directions for operation. Hank gets a number of calls regarding their operation.
- A Homeowner has expressed concern about the increasing amount of dog feces around the water tank area which is a popular dog walking area. While this is Snowshoe property, it would be helpful if dog owners would attempt to clean up after their dogs.
- The next Executive Board Meeting is scheduled for May 25, 2019 at 9:00 AM. All are welcome to attend. The Homeowners Meeting is set for July 27, 2018 at 9 AM. The Executive Board meeting is set for July 26, 2018 at 7:30 PM and following the Homeowners Meeting on July 27<sup>th</sup>.

The Board and I are looking forward to continuing to serve as your Homeowners Association representatives. If you have any questions or issues that you would like for your Board to address, you can contact me as follows:

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