

Snowcrest Condominium Owner Association, Inc.

August 2, 2019

FROM: David Roach, President

At the July 26th meeting of your Board of Directors, I was again elected President of the Snowcrest Homeowners Association. Kandy Ramos will continue as Treasurer, Gregg Reed will continue the duties of Vice President of Operations, and Lisa Dandeleit will continue the duties as Secretary.

We did not have a quorum for the Homeowners Meeting. Fortunately, we did not have to conduct any essential business that required Homeowner action. This is the second time in three years that this has happened and seems to be a developing and disturbing trend. We had a combination of 40 attendees and proxies. This means that 56 of our Homeowners either could not attend, which is understandable, or would not take two minutes of their time to complete a proxy, which is not understandable. The Board cannot do its job without Homeowner support. We have got to do better. Next year we will have to elect Board Members and we must have your participation to do this.

HERE ARE SOME THINGS THAT REQUIRE YOUR ATTENTION;

- Hank Barnes is inspecting the thermostats in the units. Some are very old and are inaccurate. If you are experiencing unusually high electric bills, you probably need to replace the thermostat. When he has completed his inspection, you will be notified if you need to replace the thermostat. This will save you money.
- The fans in the bathrooms need to be periodically inspected as they can become a fire hazard. The filters can be replaced. You can do this yourself or contact Hank Barnes.
- Please to not place large loads such as comforters in the dryers. They cannot handle them and it causes damage. There is one dryer that is supposed to handle large loads, but unfortunately, it does not.
- It was the consensus of those attending the Homeowners Meeting that it would be helpful for the Homeowners to have a list of the other Homeowners. I will be sending a list of the homeowners name, unit number, and contact phone number. I will then develop a directory that will also include the Executive Board and Committee lists. This directory will be disseminated only to homeowners.
IF YOU DO NOT WANT TO BE INCLUDED ON THIS LIST, PLEASE LET ME KNOW BY FRIDAY AUGUST 9, 2019 4 PM

The weekend was great fun and the Annual Cookout was entertaining. We had very good weather on Saturday and the band was terrific. We hope to have them back next year. Thanks to Kandy Ramos, Lora Graves, Karen Vanover and Hank Barnes for organizing, and the Homeowners for setting it up and taking down.

The Snowcrest Executive Board met on July 26th and 27th. The Homeowners met on July 27th. The Minutes of these meetings are attached. They along with the Financial Report, will be posted on our website <http://snowcrestassoc.org>

Some Highlights of the Meetings

Executive Board Meeting July 26, 2019

- Kandy Ramos reviewed the financial statement and report. Generally, we are in excellent financial shape. However, our reserve fund will be down to \$18, 452 by 2021. It is likely that she will recommend a \$10 per month increase in condo fees. The final decision will be made at the November Board Meeting.
- As a result of the hard work by Gregg Reed, Richard Kuhn and the Roofing Subcommittee, the roof has been replaced, inspected by the manufacturer and has been certified to be covered under warranty. The final cost was about \$100,000 under the allocated amount.
- Thanks to Kandy's expertise and efforts, the insurance company finally agreed to cover the costs of all of the damage caused by the roof leak.
- The Summer Worklist was reviewed and indicates that many projects have been completed. It was the consensus of the Board that Hank Barnes is doing an excellent job.
- Hank Barnes completed a thorough inspection of the building and reported that while there are some hairline cracks in the foundation, it is generally in pretty good shape. Richard Kuhn is in process of having a company do a complete assessment (at no cost) of the building and inform us of what needs to be done.
- Bill Brenneman has completed his painting for the year of 1/4 of the building.
- The hot tubs are working reasonably well and a number of problems have been resolved. We are still working on one of the hot tubs on B Side to improve the consistency of the temperature.
- Discussion was held regarding Homeowners Weekend and how to encourage Homeowners to attend. The Social Committee will develop a plan that will include more activities for the Homeowners.

Homeowners Meeting July 27, 2019

- As a quorum was not present, the following committees remained the same:

Appearance: Chair: Kandy Ramos; Members: Lisa Dandelet, and Laurie Newsome

Decorating: Chair: Lisa Dandelet; Members: Terri Shelton, Lora Graves, Sherry Martin, Nancy Elliott, Laurie Newsome and Cris Trout

Exterior: Chair: Lisa Dandelet; Members: Marc Ramos, Steve Vanover, Dale Kohlreiser, David Tickner

Landscaping: Chair: Lisa Dandelet; Members: Nancy Kohlresier, Marc Ramos and Karen Vanover

Social: Chair: Terri Shelton; Members: Lisa Dandelet, Kandy Ramos, Karen Vanover

Executive Board Meeting July 27, 2019

- **Set the Executive Board Meeting schedule for 2019-20 as follows:**

November 16, 2019 at 9:00 AM

March 28, 2020 at 9:00 AM

May 23, 2020 at 9:00 AM

July 24, 2020 6:00 PM and following the Homeowners Meeting on July 25, 2020

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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