**SNOWSCAPE CONDOMINIUMS HOMEOWNERS ASSOCIATION ANNUAL MEETING**

**DATE**: **Saturday, September 25, 2021**

**TIME: 10:00 AM**

**PLACE: In-person and Virtual options**

**In-person meeting to be held at the Wildernest Conference Room - Our office policy requires masks be worn by all attending in person.**

**Google Meet Virtual meeting link:**

https://meet.google.com/quj-hirc-gma?authuser=0&hs=122

**Join with Google Meet**

**meet.google.com/quj-hirc-gma**

**Join by phone**

**(US) +1 617-675-4444 PIN: 101 901 469 0781#**

**More phone numbers**

**AGENDA**

**CALL TO ORDER** at 10:13am

**ROLL CALL**

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

| **Unit**  | **Owner's Name** | **Co Owner's** **Name**  | **Present**  | **Proxy** |
| --- | --- | --- | --- | --- |
| **06**  | Alicja Kaszyk  | Piotr Kaszyk  | Y |  |
| **15**  | Sebern Family Trust | Steve & Karen Sebern  | Proxy  | Proxy to President |
| **25**  | Michael Houston  | Tara Houston  | Y |  |
| **30**  | Markus Klauser  | Peter Klauser  | Y |  |
| **43**  | Sari Freedman  | Robert Freedman  | Proxy  | Proxy to President |
| **52**  | Terrance Deaton  | Louise Deaton  | Y |  |
| **53** **62** **71**  | Emerson Link Derek Beauregard Snowscape Partnership  | Joyce Link Erin Beauregard C/O Mark Schorr  | Y Y Proxy  | Proxy to President |

**74** Kirk Christensen Y

| **75**  | Margaret Dozark  | Liz Roebuck  | Y |  |
| --- | --- | --- | --- | --- |
| **91**  | Kenneth Smith  | Darlene Smith  | Y |  |
| **93**  | Michael Mooney  | Pamela Mooney  | Y |  |
| **94**  | Leslie Tomac  | Sharon Tomac  | Y |  |
| **103**  | Peretz Holdings Trust  | Paula Konigsberg  | Y |  |
| **104**  | Zbigniew Kozlowski  |  | Y |  |
| **204**  | Murray Mcneil  | Sharon Mcneil  | Proxy  | Proxy to President |
| **205**  | Mark Changaris  |  | Y |  |
| **301**  | Jay Moorman  | Lisa Moorman  | Y |  |
| **302**  | Lewis Gay  | Krista Gay  | Proxy  | Proxy to Sherry Tomac |

**305** Bruce Marshall Debbie Marshall Y

**401** Scott Farrar Kristi Farrar Y

**503** Edmond Sugar Proxy Proxy to President

**23 homeowners were represented in person or by proxy.**

**● Quorum is achieved.**

**APPROVAL OF THE 2020 ANNUAL MEETING MINUTES**

**● Resolution: Motioned, seconded, unanimously approved of the 2020 Annual Meeting Minutes.**

**REPORT OF PRESIDENT**

● Real Estate update provided by Tom Kozlowski

○ Discussion of historical trends

○ Discussion of sale prices and the Real Estate market in general

○ Overall, Snowscape owners are in good shape for their property values

○ Discussion of STR Moratorium and how that may influence the market ○ Compared to 2008, we are not in a Real Estate Bubble (nationwide stats)

● Clubhouse remodel is complete

● Uneventful year overall

● Building 2 roof (one section) blew off during high winds

● Swimming pool has been working better than historically.

● The downstairs of the clubhouse will be due for a remodel at some point in the future.

**MANAGEMENT REPORT**

● Hilco is plowing your property again this year.

● The snow stakes and ice melt buckets will be installed on your property in October.

● A-Peak replaced the asphalt in front of building 5 this summer.

● A new pool heater that was installed resolved the issue with keeping the pool warm.

● The crawl spaces are being inspected every 2 weeks. We have found a few leaks that we had repaired.

● The boilers have been running well for the most part. We have had a few issues with building 2 and 5. We have the plumber coming out on Monday to try to resolve some issues.

● The pool and hot tub has been running well.

● We had some heating issues over the winter at the pool area that we resolved.

● We repaired some stairway landings on some of the buildings this summer. ● The clubhouse was remodeled this summer. It came out real nice. ● One of the clubhouse windows broke. We replaced that window and another by the hot tub that the seal broke and fogged up the window.

● All of the walkways were professionally cleaned in May after the winter. ● Turner Morris replaced a section of roof that blew off in a storm last winter. They also inspected all the roofs this summer.

● A-Peak repaired some cracks in the parking lot this summer.

● We are still waiting for Gregory Door to replace the door at the clubhouse. We hope it will be done in the next couple weeks.

● The flowers looked great this summer thanks to the Links.

● Waste Management replaced the broken dumpster in the upper lot and repaired the latch in the lower dumpster.

● Moose are out and dangerous and the bears have been active this summer. Please make sure you look around the parking lot before you go to it at night. Do not bring trash to the dumpster and dark.

● 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 budget.**

**ELECTION OF DIRECTORS**

● Nominations for the Board

○ Paula Konigsberg

○ Mike Mooney

○ Kirk Christensen

**○ 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

● Electric panel replacement bld 1&3 - spring/summer 2022

● Snowscape@wildernest.com is the best way to contact the management team.

● Reminder to the membership to check on their Ho6 insurance coverage ● The clubhouse remodel looks really good.

● The board and management have been doing a good job according to the membership present.

● Building 2 stairs - the ashtray is often full. WPM will check more frequently. ● Discussion of security check frequency - going to weekly for the winter ● Concern about the clubhouse door, especially in light of the expense of the door.

○ We will discuss with the company and we’ll address this

● Discussion of xcel power outages

● Discussion of building 2 stair landings - they can get icy sometimes ○ The management team will use more ice melt in these areas to mitigate ice accumulation.

● It was noted that the Pool door has been propped open late at night. ○ CH renovation is nice, but gets stuffy from laundry exhaust.

○ Can ventilation be increased?

○ Possibly install a ceiling fan to increase air circulation?

● A homeowner mentioned a friend who is an employee of Wildernest - discussed Wildernest structural changes that are coming.

● Bob announced his retirement.

○ **Let the record reflect the appreciation of the board and homeowners for the work Bob has done over the years.**

● No material changes to snowscape’s management

● HM Enterprises introductions and discussion

● Discussion of housing limitations for community workforce

**NEXT ANNUAL MEETING DATE**

9/24/2022 at 10am

**ADJOURNMENT** at 11:31am

Post board meeting discussion:

Mike Mooney - President

Tom Kozlowski - Vice President

Kirk Christensen - Sec/Treasurer

Michael Houston - At Large

Paula Konisberg - At Large