

Snow Lion Homeowners Association
Annual Owners Meeting Minutes
Saturday, December 10, 2022
Teleconference
10:00 am

Owners Present:

Tom Haney
Brett and Ashley Foy
David Lysaught
Gerald Shea
Sharon Kendall
Jim Parsons
Jeremy Atencio
John Mattingly
Joseph Greco
William Shepherd
Genevieve Ormond
Robin Rathke
Victoria Sanchez

Owners Absent:

Danica Pesic
Steve Wallis
John and Anne Suczynski
Jim Kleckner, Sr.
Jim Kleckner, Jr.

Board Members Present:

Nancy Erwin
Jodi Sorenson
Gunnar Haynes

Owners Present via Proxy:

Ahmad Aqqad to Victoria Sanchez
Jim Roo to Sharon Kendall
Ross Cohen to Nancy Erwin
Iliyan Kirov to Nancy Erwin
Greg Orlinsky to Nancy Erwin

Attendance was taken and a quorum was present. Nancy Erwin moved to call the meeting to order. Tom Haney and Robin Rathke seconded it.

Jodi Sorenson explained that the meeting would last no more than one hour and that each owner would be given three minutes to speak at the end of the meeting.

John Mattingly, new owner of unit 303 and architect, tried to show his drawings of plans for renovating the exterior of the building. There was a technological problem and his plans were not visible, but he offered to help with all plans and with getting bids.

Jodi Sorenson explained that we needed to postpone budget approval to a later date. Financials were not complete. Nancy Erwin made a motion to postpone budget approval. Sharon Kendall seconded it.

Nancy Erwin explained a major pipe problem in the building. Pipes are old and becoming corroded, causing pinhole leaks. August 26 there was a major flood, caused by a contractor hitting a water pipe, which damaged four units. Then, a couple of weeks later, a pinhole leak in a pipe caused more major damage to two of the units already suffering damage. Four units were not habitable for many months due to a need to mitigate asbestos and mold. Nancy explained the importance of all owners knowing how to turn off the water in the building. She said the code to the HVAC room was 5689 and that she would be sending photos of the turn off valves and how to access the room. Any contractor working in the building needs to have water shut off instructions conveyed to him/her, as well as the importance of turning water back on slowly, so as to avoid creating a pinhole leak from too much water pressure at once.

Nancy Erwin explained that Apex Security, our fire alarm system, was seeking a permit from the Vail Fire Department to replace an old panel located in the HVAC room. The panel was ordered in July and is still not here. The permitting process with the Vail Fire Department is also taking a long time.

Nancy Erwin explained that the board is trying to find a new property manager.

Nancy explained that our trash receptacles are for residential use only. Contractor's who are remodeling must not put trash in our receptacles. It was felt that some cleaning companies are using our trash receptacles, even when they are cleaning other properties. Trash security cameras were recommended, as well as a new trash building.

It was recommended that we keep the same board members for next year. Jodi Sorenson, Nancy Erwin, and Gunnar Haynes would remain on the board. Nancy Erwin

made a motion to retain the present members. Gerry Shea and Robin Rathke seconded it.

Joe Greco asked about the multi year audit and stated because it was not performed, this was in violation of 2021 meeting minutes. Jodi Sorenson stated that a forensic audit would cost \$7500 and a standard audit would cost \$5000. The board is waiting on what audits to perform based on attorneys' analysis. It might be possible to combine both audits. Jodi will be discussing with attorneys.

Genevieve Ormond asked if the budget, architecture and assessment discussion would be planned for a January meeting. She was told TBA.

For the present, the special assessment would be continued, as it was suspended due to Covid. The six year assessment of \$200,000 per year was started in 2017. It will continue through 2024.

It was proposed by Sharon Kendall to discontinue the special assessment. Joe Greco seconded it. It was proposed by Jeremy Atencio to continue the special assessment. All voted yes to continue the assessment, except Sharon, Joe, and Jim Roo by proxy to Sharon.

Genevieve Ormond asked what money had been spent thus far from the special assessment and how it was spent. Joe Greco agreed that he wanted to know how much had been collected and how it was spent. Jodi Sorenson agreed to collect info on this and report at a later date.

Joe Greco offered to help board members. Jeremy Atencio stated that there was a conflict of interest and that Joe could not serve on the board.

Sharon Kendall expressed concerns about STRs. She stated that our expenses were going up in the areas of water, trash, and maintenance because of STRs. She suggested that STRs pay an extra fee to help defray the rising costs caused by them.

The meeting was adjourned at approximately 11:00 am.