

**Snow Lion Homeowners Association  
2021 Annual Meeting Minutes  
January 29, 2022 10:00 am  
Zoom Conference**

**Homeowners Present:**

Ashley Foy  
Gerald Shea  
Sharon Kendall  
Jim Parsons  
Jeremy Atencio  
Paul Reichel  
Joe Greco  
Jim Kleckner, Sr.  
Jim Kleckner, Jr.  
Genevieve Ormond  
Robin Rathke  
Ann Suczynski  
Ilyan Kirov

David Lysaught (present during part of the meeting, but left, so Jeremy Atencio voted his proxy)

**Owners Represented by Proxy:**

David Lysaught to Jeremy Atencio  
Tom Haney to Jeremy Atencio  
Jim Roo to Sharon Kendall  
Gunnar Haynes to Victoria Sanchez  
Robin Rathke to Victoria Sanchez  
Bill Shepherd to Victoria Sanchez  
Ahmad Aqqad to Victoria Sanchez  
Ross Cohen to Victoria Sanchez  
Gregg Orlinsky to Victoria Sanchez

**Board Members Present:**

Victoria Sanchez  
Jodi Sorenson  
Nancy Erwin  
Danica Pesic

**Call to Order**

Victoria Sanchez moved to call the meeting to order. Genevieve Ormond seconded. The meeting was called to order at 10:08 am. A quorum was established with well over 50% (required by the by laws) of the members present or represented by proxy.

## **Approval of Minutes**

Genevieve Ormond moved to approve the 2020 Annual Meeting Minutes. Jodi Sorenson seconded the motion. Joe Greco did not approve those minutes.

## **President Report**

Victoria Sanchez reported on many board accomplishments. AB Financial was hired to be our new financial management company. Much effort was made to find a new property management company, without success. Condo Control, which specializes in HOA websites, was engaged. Ashley Foy has helped to get all Snow Lion information uploaded to the website, which should be up and running in a few days. Orkin pest control was hired. A new snow removal company, Lionhead Property Management, has been hired to remove snow and is also doing interior housekeeping, including sealing doors so no mice or cold air comes in. Dryer vents were cleaned. New front end loading washers which will accept larger loads have been ordered. They are scheduled to be delivered in March. Hall carpet was washed and plans are to wash it biannually, unless it appears we can get away with spot cleaning sometimes. Three shoe and boot scrapers have been placed at entrances to the building. Plans are to upgrade the carpet at entrances to commercial grade. The board initiated the opening of the pool. Umbrellas were added and the area was cleaned up with plants, and a watering system.

## **Treasurer Report**

Jodi Sorenson reported that AB Financial was not finished with the 2021 books due to Vail Management being slow at providing information. 2019, 2020, and 2021 were compared to come up with the new budget. Jodi recommended everyone notice that there was no property management expense, and that \$10,000 was budgeted for accounting. She stated later in the meeting that a multi year audit was to begin soon. She called attention to the \$180,000 building project assessment income. That number was used in case some remodeling was done this year. That number also appears under expenses for accounting purposes, because if removed it would throw all the numbers off. She asked that owners send all questions to her and she would pass them on to AB Financial, if she were unable to answer.

She explained that our insurance information would be posted on Condo Control. Based on a 2019 replacement cost report, our building was insured last year for \$9,000,000 replacement cost plus a 125% endorsement which increased the building limit and value to \$12,000,000. Our premium was \$32,000 last year. This year a new replacement cost report was done which raised that cost to \$12,000,000 plus the 125% endorsement which increased it to \$15,000,000. Therefore, our premium this year will be \$35,000. It is industry standard to cover 80-85% of the overall replacement cost. Jodi stated that as this is not fire danger season, we are waiting a few months to increase the amount, as the premium will be prorated

## **New Business**

Jodi Sorenson reported that the board had discussed with our attorney how to proceed without board officers. He said that it was possible to proceed with no officers, just committees or task groups. The head of each group would need to be on the board, but without a title. If approved, she stated that she would be head of the finance task group. Joe Greco stated that he wanted to help with that group. Gunnar Haynes would probably be head of the building renovation group, and Nancy Erwin would be head of the inside house plus snow removal group. Victoria Sanchez, while not heading a group, agreed to work on landscaping and provide pool bids (already obtained) to whoever agrees to work on the pool task group. Sharon Kendall indicated an interest in working with the pool group. The need for security cameras at the trash and both entrances to the building was mentioned. Jodi Sorenson made a motion to accept committee/task groups as governing the HOA with heads of each group to serve as board members with no title. Joe Greco seconded that motion.

Several members found problems with the budget as proposed. At issue was the \$180,000 listed as building project assessment income and that same amount in expenses. They stated that number should have been \$200,000. Jeremy Atencio made a motion to conditionally accept the budget with changes to be made. Sharon Kendall seconded that motion. Joe Greco opposed it.

It was agreed that the next quarterly board meeting take place toward the end of March. TBA.

Victoria Sanchez made a motion to adjourn the meeting at 11:10 am. Paul Reichel seconded that motion. All were in favor.