

**Snow Lion Homeowners Association**  
**Board Meeting Minutes**  
**Thursday, May 20<sup>th</sup>, 2021**  
**Teleconference**  
**4:00PM**  
**(Draft)**

**Owners Present**

Brett & Ashley Foy  
Sharon Kendall  
Nancy Erwin  
Robin Rathke

**Board Members Present:**

Jeremy Atencio  
Thomas Haney  
Victoria Sanchez

**Association Legal Counsel**

Wendell Porterfield

**Management Present:**

Steve MacDonald  
Abel Vega  
Mac Garnsey

**Tom Haney moved to call the meeting to order. Jeremy Atencio second. The meeting was called to order at 4:05PM.**

**Approval of Last Meeting Minutes**

Tom Haney moved to approve the last meeting minutes. Jeremy Atencio second. All were in favor.

**Financials**

Mac Garnsey stated the Budget vs Actuals shows expenses through April. Building Project Assessment actuals are ahead due to units that have sold have paid their portion of the assessment in full. There has been \$2,036.17 in late fees and \$681.63 in laundry machine income collected in supplemental income. Reconciliation of Snow Fox billing is in process after lawsuit ruling. Jeremy Atencio stated the Board will discuss how to continue Snow Fox billing going forward and agreed to write off the old Snow Fox billing still in Accounts Receivable. Mac Garnsey stated professional & legal fees are over budget by \$17,772.21 due to recently settled lawsuit with Snow Fox and pending legal action with an existing owner. Insurance is over budget by \$1,942.32 due to increases after nationwide natural disasters and local wildfires. Repairs & Maintenance for Boilers is over due to no heat calls and zone valve repairs. Balance Sheet shows total assets of \$413,844.55. There is a large accounts payable balance of \$7621.76 due to one owner. There a no planned expenses coming out of the reserves this year. Jeremy Atencio reminded owners that the Building Project Assessment will resume posting to owners accounts as of September 1<sup>st</sup>. Jeremy Atencio reminded owners that an audit will be done at the end of the 2021 calendar year.

## **Maintenance**

### **Pool Side Hill & Sidewalk Weed Spraying Approval**

Abel Vega asked for approval to continue weed spraying on the pool side hill and sidewalk. Victoria Sanchez and VMC will review solutions before moving forward.

### **Spring Cleanup**

Victoria Sanchez stated she has cleaned up and mulched the pool area. Pots with a water system were placed around the pool for flowers. A request for umbrellas has been sent to the Board and will be installed if approved.

## **Old/New Business**

### **Interior Update of Laundry Room**

Victoria Sanchez stated she has provided the Board with a proposal for remodeling the laundry room for approximately \$3,000.00. This includes new vinyl flooring, new paint, new door hinges, new heat duct wrapping, and a new fire extinguisher cabinet. The work can be completed in 2-3 weeks with the laundry room being closed for 3-full days. Victoria Sanchez also recommended moving to a new leasing company for the laundry machines. Tom Haney moved to approve \$3,000 budget for this work. Jeremy Atencio second. All were in favor.

### **New Insurance Requirements Concerning Grills**

Abel Vega stated that the association's insurance provider is formally requiring Snow Lion owners to remove gas powered grills from the balconies and patios. They have stated that they have determined gas powered grills on enclosed and layered balconies and patios are a fire risk and will need to be removed. Notice to owners will be sent via email after the meeting.

### **Snow Lion v. Snow Fox Lawsuit Update**

Jeremy Atencio stated the judge gave an order on the case and the association's attorney, Wendell Porterfield, notified owners directly of his ruling. There were no objections to the order, and the order keeps things as they were before the lawsuit. Snow Fox owns the pool and pool area, and Snow Lion has an easement, the maintenance responsibilities, and the right to use the pool. Any changes to the pool and pool area would need to be approved by both Snow Lion and Snow Fox. Jeremy stated he would like to reopen the discussion with the Snow Lion owners and Snow Fox about alternative options for the pool and pool area. Victoria Sanchez asked about the Vail View Drive parking area and hillside. Jeremy Atencio stated the Board feels more comfortable engaging an engineer to inspect the hillside with the judge recently ruling that Snow Lion has maintenance responsibilities for this area. Jeremy Atencio stated Snow Lion has the right to move forward with work on the hillside.

**Next meeting will be TBD**

**Jeremy Atencio moved to adjourn. Tom Haney second. Meeting adjourned at 5:12pm.**