

# SnowBlaze Annual HOA Meeting

August 24th, 2019 at 10 am MST

SnowBlaze Conference Room

Topic	Time
1 Call to order	10:00
2 Confirmation of a Quorum	10:05
3 Introductions	10:05-10:15
4 Read and approve minutes from last HOA meeting	10:15-10:30
5 President's Report	10:30-10:45
6 Property Manager's report and update <ul style="list-style-type: none"><li>- Painting update</li><li>- Building E Garage Repairs</li><li>- Club maintenance items</li><li>- Sharing of club visitor stats</li></ul>	10:45-11:15
7 Review the Capital Needs plan (funded primarily via dues)	11:15-11:45
8 Review the Capital Wants Plan (funded via special assessments) <ul style="list-style-type: none"><li>- Report out from club subcommittee</li></ul>	11:45-12:30
9 Other new business	12:30-12:45
10 Election of officers	12:45-12:50
11 Ratify actions of the board	12:50-12:55
12 Establish date for next meetin	12:55-1:00
13 Adjorn	1:00

FOR THOSE NOT ATTENDING THE MEETING ON **August 24, 2019** AND WITH FULL PRIVILEGES AS STATED IN THE BYLAWS:

**PROXY**

KNOW BY ALL MEN BY THESE PRESENTS THAT I (WE), the undersigned, being a homeowner in good standing of **Snowblaze Condominium Association** in Winter Park, Colorado, do hereby constitute and appoint The Secretary of the Board of Directors, OR \_\_\_\_\_ being also an owner of record in the Snowblaze Condominium Association, to vote upon issues to be brought to the meeting of the Association, to be held at **10:00AM on Saturday, August 24, 2019 at Snowblaze Meeting Room, Winter Park, Colorado 80482**

IN WITNESS WHEREOF, I (WE) have hereunto set our hand(s)

This \_\_\_\_\_ day of \_\_\_\_\_, 2019

Unit #           X \_\_\_\_\_  
                      X \_\_\_\_\_  
                      X \_\_\_\_\_

**WITNESS:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

***Please return proxy at the earliest so that we may have a quorum to conduct business at the meeting.***

Return to: Beaver Village Management, LLC  
P.O. Box 21  
Winter Park CO 80482

Email: [owners@bvmlc.com](mailto:owners@bvmlc.com)  
Text: (970) 531-8713  
  
Fax: (970) 726-5982  
(no cover required)

# Homeowner Directory

Exported On: 08/13/2019 01:14 PM

Portfolios: Snowblaze Condominium Association, Inc.

Homeowner Status: Current

Unit	Homeowner	Homeowner Address
A11	Cameron Family Enterprises, LTD	6730 Leopard Street Corpus Christi, TX 78409
A12	Elizabeth & Scott Markowitz	6169 S. Newark Way Englewood, CO 80111-5852
A13	Scott Bilyeu	1150 S. Valentine Way Lakewood, CO 80228
A14	David Barberena, Mark Green, & David Zelazny	8629 Colina Terrace Benbrook, TX 76126
A21	Harriet & Kevin Croke	2639 Prairie Avenue Evanston, IL 60201
A22	Jacob Gelfand	1238 Madison Street Denver, CO 80206
A23	Carol & Edward Wolf	34 Plaza Street #607 Brooklyn, NY 11238-5016
A24	Elizabeth & Robert Luedke	12885 W. 86th Avenue Arvada, CO 80005
A31	Annette & Stephen Brant	2195 King Avenue Boulder, CO 80308
A32	Jacqueline & Robert Seymour	6124 Mangrove Court Loveland, CO 80538-4632
A33	Charles & Jason Lien	17518 W. 62nd Place Golden, CO 80403
A34	Bernardo Leon & Alana Mira	7018 Water Way Bend Missouri City, TX 77459
B11	Andrea Deyden & Daniel Young	3140 Kittrell Court Boulder, CO 80305
B12	Julia Atkins & Brian Reed	503 18th Street Golden, CO 80401-2447
B13	Lawrence & Ruth Bohrer	7760 Running Fox Way Parker, CO 80134
B14	Steven & Tracy Narvet	52841 Cracker Barrel Circle Colorado Springs, CO 80917
B21	Blake & Heather Calvert	5724 S. Florence Street Greenwood Village, CO 80111
B22	Gary & Nancy Novak	2760 E. Woodbury Drive Arlington Heights, IL 60004
B23	OHS Winter Park, LLC.	2725 Sutton Boulevard Saint Louis, MO 63143-3007
B24	Dena & Steven Singer	3225 Blake Street #30 Denver, CO 80205
B31	Lisa Buenzli	1170 Steele Street Denver, CO 80206
B32	George & Kelly Denlinger	2784 Dayton Street Denver, CO 80238
B33	Jeffrey Michael Osoba	4770 W. 105th Drive Westminster, CO 80031
B34	Denice & Scott Toney	9617 Westbury Way Highlands Ranch, CO 80129
C11	Frederick & Nancy Renken	4643 Greylock Street Boulder, CO 80301
C12	Kenneth Fleck	6707 W. 175th Street Tinley Park, IL 60477
C13	William Esbenshade	1225 S. Williams Street Denver, CO 80210
C14	Allison Lyons, Brian Margo, & Daniel Poulos	1807 W. 14th St. Houston, TX 77008-2649
C21	Amiee & Timothy La Touche	463 Sawmill Creek Road Evergreen, CO 80439
C22	Matthew & Nathalie Smart	5068 W. Maplewood Avenue Littleton, CO 80123
C23	Michelenne & Walter Bounds	3024 Nottingham Shreveport, LA 71115-9530
C24	Debbie & Thomas Havens	108 Miramar Drive Colorado Springs, CO 80906
EC1	Event Logistic Solutions	PO Box 838 Winter Park, CO 80482-0838
EC2	Snowblaze Commercial, LLC	7350 E. Progress Pl. Ste. 100 Greenwood Village, CO 80111
E100	Stephen Johnson	1801 Chestnut Place #161 Denver, CO 80202
E101	Nancy Wright	1510 Eldridge Parkway Suite 110-210 Houston, TX 77077
E102	Richard Brough Jr.	2449 S. Halifax Way Aurora, CO 80013
E103	Tony Hall	1549 Bayberry Circle Ft. Collins, CO 80524
E104	Alexander Foster	948 Torrey Street Golden, CO 80401
E105	Duane & Robert Saunders	13 Main Street PO Box 647 Bradford, PA 16701-0647
E106	John & Leah Flight	PO Box 1764 Winter Park, CO 80482

<b>Unit</b>	<b>Homeowner</b>	<b>Homeowner Address</b>
E107	Kevin Burton	1972 Fairway Pointe Drive Erie, CO 80516
E108	William Kelly & Nancy Sly	2454 E. Lincoln Avenue Royal Oak, MI 48067
E109	Matthew Bowen & Shea Murphy	PO Box 2124 Granby, CO 80446
E110	Janet & Mike Wickenheiser	8433 E. Jamison Circle N. Centennial, CO 80112
E111	Zepora Delk	5455 N. Sheridan Road #3309 Chicago, IL 60640
E113	Jason & Jennifer Stolze	999 Kalapaki Street Honolulu, HI 96825
E115	Kim Marinoff	13768 Garfield Street Unit A Thornton, CO 80602
E200	Nicholas & Sola DiDomenico	925 Rain Lilly Lane Boulder, CO 80304
E201	Jody & Thomas Healy	7411 Ridgefield Lane Tinley Park, IL 60477-5543
E202	Jeanne Burton	PO Box 697 Central Islip, NY 11722
E203	Yong Zhou	6164 S. Ouray Way Aurora, CO 80016
E204	Kammie Wood	2534 Gaylord Street Denver, CO 80205
E205	Jeana & Jeremy Cost	1926 Irving Street Denver, CO 80204
E206	Scott Michael Immel	PO Box 2076 Leisure World Mesa, AZ 85206
E207	Craig Edelstein	1521 Vine Street #101 Denver, CO 80206
E208	KP Enterprise	P.O. Box 342 Rollinsville, CO 80474
E209	Jeffrey Thomas Mattson	9014 W. Center Avenue Lakewood, CO 80226
E210	Jay Carey & Justin Pushor	16720 E. 101st Avenue Commerce City, CO 80022-8879
E211	Douglas Baker & Colleen Lynch	2 Adams Street #806 Denver, CO 80206
E213	Amy & Corey Crooks	307 Monares Lane Erie, CO 80516-8458
E215	Scott Olson	P.O. Box 2218 Winter Park, CO 80482
E217	Richard & Tanya Summers	4623 Jameston Street Boulder, CO 80301
E219	Clavette Family Trust	10282 Dowdle Drive Denver, CO 80403
E300	Marilyn Ketcham	2950 Cherry Street Denver, CO 80207
E301	Terrance Quinlan	PO Box 193 Terra Ceia, FL 34250
E302	Krystal & Mark Parish	899 E. Oakwood Avenue Littleton, CO 80121-2435
E303	Kathryn Keating	426 Indian Peak Road Golden, CO 80403-9448
E304	Alisha & Anthony McAnelly	36577 W. Bilbao Street Maricopa, AZ 85138-5361
E305	Michael Penney	PO Box 2003 Winter Park, CO 80482
E306	Jason Brutsche	PO Box 562 Litchfield Park, AZ 85340
E307	Judy Schmidt	4801 Ravens Run Broomfield, CO 80465
E308	Irmgard Mannix	PO Box 2105 Fraser, CO 80442
E309	Kathryn & Ralph Lalone	1543 W. Dry Creek Road Littleton, CO 80120
E310	Pamela Griffin & Virginia Martin	1090 NE 27TH TER POMPANO BEACH, FL 33062
E311	Karen Marie Crowfoot	7106 Maple Street Longmont, CO 80504
E313	Karen Rossetter	5599 Ramblewood Court Columbus, OH 43235
E315	Cindi Maria Deiana	PO Box 1011 Winter Park, CO 80482
E317	Susan Blackwell	34 Carleton Mill West Road, Carleton Skipton, BD23 3EG
E319	Edward Lindgren	1863 Wazee Street Unit 5D Denver, CO 80202

Snowblaze Homeowners Association  
Annual Meeting  
Saturday, August 18, 2018 @ 10:00 AM

- I. Call to Order: President Lisa Peterson called the meeting to order at 10:07 am.
- II. Confirmation of Quorum: A quorum was confirmed with a 52% representation between proxies and owners present.
- III. Introductions: The Board members present were Lisa Peterson, Amy Crooks, Gary Novak, and Kelly Simpson. Property managers present were Mark Johnson, Anna Pennell, Vern Pennell from Beaver Village Management.
- IV. Read & Approve Minutes August 19, 2017: Lisa presented the meeting minutes. After no discussion took place, George Denlinger B32 moved to approve the minutes as stated. Fred Renken C11 seconded the motion and after a call for discussion, it passed by a unanimous vote.
- V. President's Report: Lisa gave an update of everything that's happened this past year. Board member Amy Crooks has created a quarterly communications newsletter to send out to the entire HOA. The Board is focused on increasing communication between the Board and the homeowners.

BVM has installed new directional signage on the corner of the driveway as well as lighting on the main sign. There are signs by the hot tub and around the club indicating no smoking. However, there have been people caught smoking. If it continues, BVM will pull the video footage and fine the owners. The HOA closed in the window to EC1 as discussed in last year's meeting. The sports court repairs came in at \$7800 with a budget of \$15,000. There was a large discussion about where to move with the club. The Board toured other clubhouses in the county to see the options. Later in the meeting, the Board will present options with the discussion of the capital plan. The Board is remodeling the outdoor hot tub with radiant heat currently. The outdoor hot tub boiler has been replaced, which will also be used for the radiant heat. Club security has been a major issue. The key cards will be replaced with a commercial grade like the ones used at the ski resort for their locker rooms. BVM will put them in the units unless told otherwise. There will be 2 keys per unit and any lost key in the future will be replaced for a fee to be determined by the Board.

Building B had one of the parking structures needs to be releveled, which was completed this summer. Town employees have been abusing the building E bathrooms, so the Board has been exploring options of locking them down. Keypads will be installed to ensure the owners have access and the building E owners will be given the code. There are two clauses in the governing documents the Board wants to bring to the owners' attention. The first is the unsightliness clause. The back of Building E screens need to be replaced and are becoming an eyesore on the complex. BVM will be sending out a vendor who will replace the screens at \$40 per unit. The second clause is the noxious clause. There have been multiple complaints on smoke going in to the hallways and other units in Building E. Owners can smoke in their unit but you can't have it get out of your unit. If the smell or smoke is noxious to other owners, the owner will be fined. ABC painting diagrams will be presented later in the meeting.

VI. Property Management Report: Mark Johnson from Beaver Village Management presented a report. BVM has routine schedules in place for housekeeping, pool, snow removal, etc. Currently, BVM brings in a third-party security person quarterly to ensure proper working order including the cameras and sprinkler system in Building E. Building E, also, has new signage and new windows by the elevator. BVM is in process of replacing emergency lighting in Building E and spotlights with a combination light. After the installation is finished, BVM will go back to do touch up paint. There is talk with the Town of Winter Park to remove bus stop structure since no one uses it. The stop will be moved over to where the people stand. There have been no insurance claims this year, and no major equipment problems.

Ralph Lalone E309 asked about the possibility of having a key to access the buildings as well as the clubs. After a long discussion on the option, the Board will look in to the pricing for both E and ABC. The commercial units would need people to have public access during the day, so it would be at night potentially 10 pm – 8 am. Owners would like a security firms recommendation on the key project as well. The Board will email out a straw poll and get a vote in a timely manner.

VII. Owner Questions: The drains in the garages need to be cleaned out because they have been flooding. The couches in the lobby of building E are unsightly and there are reports of mice. There was a consensus to dispose of the couches since they are promoting squatters. Michael Penny E305 has sounds of dripping in the ceiling of his unit and it hasn't been resolved. Roofer was above the unit a couple of weeks ago. Turner Morris did significant work this summer, but it is still not corrected. BVM will coordinate with Michael Penny further work. The dumpster by building A is broken, which is allowing bears to get in it. The clip is broken and gone. The Sports Court lighting needs to be replaced. BVM discovered a short between the lights. A licensed electrician is scheduled to fix it the beginning of next week. The owners noticed the entrance lights aren't working to the club, so they will be looked in to as well. The HOA is slowly switching over to LED lighting as inventory is depleting. Lights need to replace in the hallway. The steam room never works. The Board has moved forward to shut them down.

The discussion turned to the cleanliness of the HOA. The hallways in ABC have been spotty with vacuuming as well as light bulb replacement. The owners of E echoed that claim in their building. The carpets need to be spot shot when a fecal accident is cleaned up. Currently the HOA is scheduled once a year for a full carpet cleaning. BVM needs to improve walk throughs and follow ups with their employees. BVM can add another clean on high traffic times. The snow shoveling at night on the path from club to E has been spotty and ice is building up. It is a bad design but BVM will have someone come back at nights to de-ice. Discussion took place on the responsiveness of BVM. The Board will work with them to ensure proper communication. Owners are encouraged to email [lbuenzli@gmail.com](mailto:lbuenzli@gmail.com) if they are not getting a response.

VIII. Financial Report:

- a. Balance Sheet: The HOA has \$199,521.92 in cash. The Board would like to build that amount for future projects that will be discussed with the capital plan. BVM is recommending creating a reserve fund for the Club and Common are to promote transparency. There are two owners in collections and we hope to collect on that soon.
- b. Profit and Loss: The HOA met their budgeted Capital Reserve Contribution of \$37,079 with an additional surplus of \$5,480.43. Create mailings on special assessment notice and not email.

- IX. 2018/2019 Budget: The 2018-2019 budget was presented with a special assessment to the ABC owners, which will be discussed later in the meeting. The budget has a reserve assessment increase of \$12/unit for the E - Commercial units, \$15/unit for the E units, and \$25/unit for the ABC units. The HOA's insurance premium increased this year due to the increase in building values. As well the water and sewer usage has increased, which may be attributed to more long-term tenants and owner-occupied units. The natural gas was switched to Woodriver Energy a year and a half ago, and the HOA is starting to see the cost savings. Since the HOA is maintaining the operating expenses, there will not be an operating assessment increase. After the capital reserve plan was discussed, Jason Lien A33 moved to approve the operating budget as stated. Marilyn Ketcham E300 seconded the motion. After no further discussion, it carried by a unanimous vote.
- X. Capital Reserve Plan:
- a. ABC – Painting Vote: Lisa presented the option on modernizing ABC by painting the buildings with a color change. Discussion took place on the logistics of painting as well as painting building E as well. The E owners present want bids on doing a color change on their building to keep the property consistent. The Board will look in to bids for it to be painted next year and will present them to the E owners. Debbie Havens C24 moved to approve the special assessment for ABC for the \$32,000. Jason Lien A33 seconded the motion. After no more discussion, it passed by a unanimous vote. Between the proxy and present, there were 21 owners represented by the ABC buildings, which qualifies a majority.
  - b. Club – Capital Plan: Lisa presented a plan to change it from an athletic club to a clubhouse. Lisa presented a power point on examples of how the club can be more modern. There will be \$50,000 in the first phase focused on the exterior, \$50,000 in the second phase focused on the interior with an additional \$10,000 in exterior painting. Lisa would like a committee for the remodel. Discussion took place. The subcommittee will be Elaine Lien A33, Ralph Lalone E309, George Denlinger B32, Marilyn Ketchum E300, Beth Luedke A24, Scott Bilyeu A13, Deb Havens C24, Amy Crooks E213 will be the Board liaison.
  - c. Jason Lien approved the capital plan as presented. Marilyn Ketcham E300 seconded the motion. After no more discussion, it carried by a unanimous vote.
- XI. Election Board of Directors: Lisa Peterson B31 and Kelly Simpson EC2's terms are up and would like to run again. Ralph Lalone E309 has been nominated to the open seat. Debbie Havens C24 moved for all to be elected on 2-year terms. Jason Lien A33 seconded the motion. After no more discussion, it carried by a unanimous vote.
- XII. Ratify the Actions of the Board: The owners present thanked the board for all their work. Jason Lien A33 moved to ratify the actions of the Board. George Denlinger B32 seconded the motion. After no more discussion, it carried by a unanimous vote.
- XIII. Establish the Date for Next Meeting: After much discussion, the HOAs next meeting will be August 24<sup>th</sup>, 2019 at 10 am.
- XIV. Adjourn: Jason Lien A33 moved to adjourn the meeting at 1 pm. Debbie Havens C24 seconded the motion. After no more discussion, it carried by a unanimous vote.

## Balance Sheet

Portfolios: Snowblaze Condominium Association, Inc.

As of: 06/30/2019

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>Operating Accounts</b>		
1040	Operating Cash	69,248.11
<b>Total Operating Accounts</b>		<b>69,248.11</b>
<b>Reserve Accounts</b>		
1110	MMDA	134,553.13
<b>Total Reserve Accounts</b>		<b>134,553.13</b>
<b>Total Cash</b>		<b>203,801.24</b>
1200	Accounts Receivable	7,718.93
<b>TOTAL ASSETS</b>		<b>211,520.17</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
2020	Accounts Payable	28,957.70
2030	Assessments Received in Advance	8,481.00
<b>Total Current Liabilities</b>		<b>37,438.70</b>
<b>Total Liabilities</b>		<b>37,438.70</b>
<b>Capital</b>		
<b>Capital Replacement Fund</b>		
2805	ABC Capital Replacement Fund	59,727.45
2810	E Capital Replacement Fund	100,536.82
2815	EC Capital Replacement Fund	7,721.57
<b>Total Capital Replacement Fund</b>		<b>167,985.84</b>
Calculated Retained Earnings		6,095.63
<b>Total Capital</b>		<b>174,081.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>211,520.17</b>

## Annual Budget - Comparative

Portfolios: Snowblaze Condominium Association, Inc.

As of: Jun 2019

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
<b>Income</b>					
<b>3000</b>	<b>Owner Assessments</b>				
3005	Owner Assessments	369,168.00	369,168.00	0.00	0.00%
3015	Reserve Assessments	18,168.00	18,168.00	0.00	0.00%
3040	Finance Charge	381.25	500.00	-118.75	-23.75%
3045	Interest Income	965.79	300.00	665.79	221.93%
3055	Legal	0.00	0.00	0.00	0.00%
	<b>Total Owner Assessments</b>	<b>388,683.04</b>	<b>388,136.00</b>	<b>547.04</b>	<b>0.14%</b>
<b>3100</b>	<b>Other Revenue</b>				
3105	Outside Memberships	0.00	750.00	-750.00	-100.00%
3115	Meeting Room Rental	50.00	0.00	50.00	0.00%
3120	Vending	1,497.27	1,400.00	97.27	6.95%
	<b>Total Other Revenue</b>	<b>1,547.27</b>	<b>2,150.00</b>	<b>-602.73</b>	<b>-28.03%</b>
	<b>Total Operating Income</b>	<b>390,230.31</b>	<b>390,286.00</b>	<b>-55.69</b>	<b>-0.01%</b>
<b>Expense</b>					
<b>6000</b>	<b>Professional Expenses</b>				
6005	Property Management Fee	27,840.00	27,840.00	0.00	0.00%
6015	Administration	603.05	800.00	196.95	24.62%
6020	Bank Charges	21.60	0.00	-21.60	0.00%
6025	Legal Fees	1,470.94	250.00	-1,220.94	-488.38%
6030	Accounting Fees	60.00	250.00	190.00	76.00%
6045	Meeting Expense	953.23	1,000.00	46.77	4.68%
	<b>Total Professional Expenses</b>	<b>30,948.82</b>	<b>30,140.00</b>	<b>-808.82</b>	<b>-2.68%</b>
<b>6100</b>	<b>Insurance &amp; Utilities</b>				
6105	Insurance	16,604.00	15,693.84	-910.16	-5.80%
6110	Cable TV	33,243.73	31,907.20	-1,336.53	-4.19%
6115	Internet	23,400.00	23,400.00	0.00	0.00%
6120	Electric	55,593.58	56,500.00	906.42	1.60%
6125	Natural Gas	22,429.50	21,500.00	-929.50	-4.32%
6130	Phone	1,259.91	700.00	-559.91	-79.99%
6135	Trash Removal	11,014.90	8,376.00	-2,638.90	-31.51%
6140	Water and Sewer	43,183.13	42,850.00	-333.13	-0.78%
	<b>Total Insurance &amp; Utilities</b>	<b>206,728.75</b>	<b>200,927.04</b>	<b>-5,801.71</b>	<b>-2.89%</b>
<b>6200</b>	<b>Repairs and Maintenance</b>				
6205	Building Maintenance	14,858.84	20,000.00	5,141.16	25.71%
6210	Common Area Cleaning	10,280.35	12,000.00	1,719.65	14.33%
6215	Elevator Maintenance	3,275.90	5,500.00	2,224.10	40.44%
6225	Grounds Maintenance	6,645.38	4,000.00	-2,645.38	-66.13%
6230	Landscaping	4,931.25	4,000.00	-931.25	-23.28%
6250	Snow Removal	7,945.00	19,000.00	11,055.00	58.18%
6270	Roof Snow Removal	4,250.00	1,500.00	-2,750.00	-183.33%

## Annual Budget - Comparative

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.
	<b>Total Repairs and Maintenance</b>	<b>52,186.72</b>	<b>66,000.00</b>	<b>13,813.28</b>	<b>20.93%</b>
<b>6300</b>	<b>Recreation Center Expenses</b>				
6310	Building Maintenance	13,492.21	12,000.00	-1,492.21	-12.44%
6320	Pool/Hot Tub Repairs	17,900.82	17,000.00	-900.82	-5.30%
6325	Equipment Maintenance	1,151.74	1,500.00	348.26	23.22%
6330	Pool Supply Expense	3,421.35	2,000.00	-1,421.35	-71.07%
6335	Housekeeping Expense	3,057.27	4,500.00	1,442.73	32.06%
6340	Snow Removal	0.00	1,500.00	1,500.00	100.00%
	<b>Total Recreation Center Expenses</b>	<b>39,023.39</b>	<b>38,500.00</b>	<b>-523.39</b>	<b>-1.36%</b>
<b>6500</b>	<b>Capital Reserve Contribution</b>				
6510	Capital Reserve Contribution	55,247.00	55,247.00	0.00	0.00%
	<b>Total Capital Reserve Contribution</b>	<b>55,247.00</b>	<b>55,247.00</b>	<b>0.00</b>	<b>0.00%</b>
	<b>Total Operating Expense</b>	<b>384,134.68</b>	<b>390,814.04</b>	<b>6,679.36</b>	<b>1.71%</b>
	Total Operating Income	390,230.31	390,286.00	-55.69	-0.01%
	Total Operating Expense	384,134.68	390,814.04	6,679.36	1.71%
	<b>NOI - Net Operating Income</b>	<b>6,095.63</b>	<b>-528.04</b>	<b>6,623.67</b>	<b>1,254.39%</b>
	<b>Other Income</b>				
3020	Special Assessments	49,762.50	32,000.00	17,762.50	55.51%
	<b>Total Other Income</b>	<b>49,762.50</b>	<b>32,000.00</b>	<b>17,762.50</b>	<b>55.51%</b>
	<b>Other Expense</b>				
6600	Special Assessment Contribution	49,762.50	32,000.00	-17,762.50	-55.51%
	<b>Total Other Expense</b>	<b>49,762.50</b>	<b>32,000.00</b>	<b>-17,762.50</b>	<b>-55.51%</b>
	<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
	Total Income	439,992.81	422,286.00	17,706.81	4.19%
	Total Expense	433,897.18	422,814.04	-11,083.14	-2.62%
	<b>Net Income</b>	<b>6,095.63</b>	<b>-528.04</b>	<b>6,623.67</b>	<b>1,254.39%</b>

## Snowblaze HOA - Capital Reserve Plan

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Common</b>											
Asphalt R&R	65,172							70,000			
Governing Documents	2,110		17,200								
Walkway b/w E and Club											
Street Sign	1,950	1,684									
<b>Total Common</b>	69,232	1,684	17,200	0	0	0	0	70,000	0	0	0
<b>ABC 43,7143</b>	30,264	736	7,519	0	0	0	0	30,600	0	0	0
<b>E 56,2857</b>	38,967	948	9,681	0	0	0	0	39,400	0	0	0
<b>Club</b>											
Replace Water Heater	5,602	351									
Replace Pool Heater									7,000		
Pool Area Air Handler						5,000					
Electric Panel Replacement			5,628			5,400					
Club HVAC and Boiler			22,400								
Boiler Clean			1,200								
Hot Tubs		14,980	3,000				5,000				
Roof Railings			4,000								
Roof Replacement								100,000			3000
Club Inspection		9,735			3,000			3,000			
Club Lighting		3,608									
Club Upgrades											
Exterior Painting			20,000				20,000				
Security System		2,525									
Replace Courts		7,774									
Fitness Equipment											
<b>Total Club</b>	13,376	34,819	56,228	0	3,000	10,400	25,000	103,000	7,000	0	3,000
<b>ABC 52,0406</b>	6,961	18,120	29,261	0	1,561	5,412	13,010	53,602	3,643	0	1,561
<b>E 47,9594</b>	6,415	16,699	26,967	0	1,439	4,988	11,990	49,398	3,357	0	1,439
<b>Total Common &amp; Club</b>	82,607	36,503	73,428	0	3,000	10,400	25,000	173,000	7,000	0	3,000
<b>Total C &amp; C for ABC</b>	37,225	18,856	36,780	0	1,561	5,412	13,010	84,202	3,643	0	1,561
<b>Total C &amp; C for E</b>	45,382	17,647	36,648	0	1,439	4,988	11,990	88,798	3,357	0	1,439

# Snowblaze HOA - Capital Reserve Plan

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>ABC Buildings</b>											
Beg Bal (6/30)	105,341	85,247	59,727	31,979	53,611	91,682	123,751	136,373	(90,197)	(56,707)	(17,075)
CRF Contribution	15,568	25,168	39,632	39,632	39,632	39,632	39,632	39,632	39,632	39,632	39,632
Special Assessment	32,000										
Surplus 7/1	1,562	2,771									
<b>Roofs</b>											
Exterior Painting	53,728	15,000						165,000			
Stairwell Painting		13,600					14,000				
Stairwell Carpeting				12,000				17,000			
Security Systems											
Indoor Signage	3,878										
Interior Lighting						2,150			2,500		
New Heat Tape			2,000								
Window Cleaning				6,000							
Carport Lighting	8,997										
B Carport	37,225	18,856	36,780	0	1,561	5,412	13,010	84,202	3,643	0	1,561
<b>Total C &amp; C for ABC</b>	37,225	85,459	67,380	18,000	1,561	7,562	27,010	266,202	6,143	0	1,561
<b>Total ABC</b>	85,247	59,727	31,979	53,611	91,682	123,751	136,373	(90,197)	(56,707)	(17,075)	20,995
ABC Ending Balance											
<b>E Building</b>											
Beg Bal (6/30)	118,772	84,635	108,258	46,888	59,953	111,579	142,906	58,981	(108,337)	(60,629)	(7,564)
CRF Contribution	21,511	30,079	53,065	53,065	53,065	53,065	53,065	53,065	53,065	53,065	53,065
Special Assessment	17,763										
Surplus 7/1	7,015	2,059									
Siding Replacement - North											
Security Systems								91,585			
Roof		1,500									
Roof Drain Repairs			37,600								
Exterior Painting	11,500		15,000			15,000					
Interior Painting		2,104									
Interior Lighting											
Garage Lighting			5,450								
Garage Ceiling Repair			4,000								
Hallway Window Replacement		3,754									
Unit Door Replacement									2,000		
Window Cleaning			1,500			1,750					
Insurance Claim	3,358										
Replace Garage Sprinkler System			2,000	40,000							
Replace Main Building Sprinkler System							125,000				
Carpet R&R			30,000								
Elevator R&R (Motor and Control Panel)		1,273						40,000			80,000
Elevator Mechanicals (Brakes, Cables, etc)											
Elevator Window Replacement	2,424										
Elevator Window Replacement	45,382	17,647	36,648	0	1,439	4,988	11,990	88,798	3,357	0	1,439
<b>Total C &amp; C for E</b>	62,663	26,277	132,198	40,000	1,439	21,738	136,990	220,383	5,357	0	81,439
<b>Less: Total E</b>											
<b>E Ending Balance</b>	84,635	108,258	46,888	59,953	111,579	142,906	58,981	(108,337)	(60,629)	(7,564)	(35,938)

## Snowblaze HOA - Nice to Have Plan

	2019-20	2020-21	2021-22
<b>Common</b>			
Conference Room Security	4,000		
Conference Room Upgrade	20,000		
<b>Total Common</b>	24,000	0	0
<b>ABC 43.7143</b>	10,491	0	0
<b>E 56.2857</b>	13,509	0	0

<b>Club</b>			
Club Upgrades		540,000	
Club LED & Timers	6,000		
<b>Total Club</b>	6,000	540,000	0
<b>ABC 52.0406</b>	3,122	281,019	0
<b>E 47.9594</b>	2,878	258,981	0

<b>Total Common &amp; Club</b>	30,000	540,000	0
<b>Total C &amp; C for ABC</b>	13,614	281,019	0
<b>Total C &amp; C for E</b>	16,386	258,981	0

	2019-20	2020-21	2021-22
<b>ABC Buildings</b>			
Beg Bal (6/30)	0	3,386	2,367
CRF Contribution			
Special Assessment	32,000	280,000	
Surplus 7/1			
	15,000		
<b>Total C &amp; C for ABC</b>	13,614	281,019	0
<b>Total ABC</b>	28,614	281,019	0
ABC Ending Balance	3,386	2,367	2,367

2019-2020 Assessment by unit  
\$ 1,000.00 per unit

2020-2021 Assessment by unit  
\$ 8,750.00

<b>E Building</b>			
Beg Bal (6/30)	0	1,734	2,753
CRF Contribution	38,000	260,000	
Special Assessment			
Surplus 7/1			
	12,880		
Security Systems	7,000		
Furniture Replacement			
<b>Total C &amp; C for E</b>	16,386	258,981	0
<b>Less: Total E</b>	36,266	258,981	0
<b>E Ending Balance</b>	1,734	2,753	2,753

2019-2020 Assessment by unit  
\$ 797.10 per residential unit  
\$ 666.67 per commercial unit

2020-2021 Assessment by unit  
\$ 5,652.17