

# **Water Dance Homeowners Association**

## **Annual Meeting**

### **July 3, 2026**

#### **Attendance and Quorum**

Board members Tom Manteuffel, Mark Bishop, Donna Leavitt, David Manwaring, Tina Pittman Wagers, and Dick Joyce were in attendance. With the other homeowners that were present and the proxies that were submitted, a quorum was established, and the meeting was called to order at 9:10 AM.

#### **Approval of Minutes**

The minutes from the Annual Meeting held July 5, 2025, were approved.

#### **2026 Election of Board Members**

There were three owners vying for two Board openings. The candidates were Dick Joyce, Jeff Mills, and Tina Pittman-Wagers. Tina and Dick were reelected for another three-year term.

#### **Annual Board Report**

##### **Management Transition**

Tom Manteuffel reported that Alpine Edge will become Water Dance's management company on September 1. The transition will include the implementation of new management systems and a new website.

##### **Insurance and Fire Mitigation**

The Board replaced Cincinnati with Philadelphia Insurance at a lower cost and pursued proactive wildfire mitigation. A Summit County grant funded about

half of the \$18,000 tree-mitigation project, which removed approximately 95 trees; the remaining cost was shared with Wooden Canoe.

## **Snow Removal**

Bobby Cat (Bobby Ryan, owner) was our new snow-removal contractor for the 2025-26 winter season. Although there was limited snowfall, owners were very satisfied with his company's performance.

## **Trash and Recycling**

Due to concerns with pricing and service from Timberline, our previous trash and recycling provider, the Board decided to hire Summit Roll-Offs, a locally owned company. Service to date has been satisfactory. Note that effective May 1, 2026, glass no longer needs to be placed in separate bins.

## **Trash and Recycle Enclosure**

In April the Board unanimously approved a new trash enclosure between 420 and 450 Hammerstone Lane at an estimated cost of \$98,000. It will be funded through reserves, operating surpluses, and grants, with no special assessment anticipated. Blue River Custom Homes will perform the work.

## **Financial Report**

Mark Bishop reported a 2025 year-end surplus of just under \$6,000 which owners approved transferring to reserves.

The 2026 budget remains pending Master budget approval; 2025 budget levels remain in effect, and expenses are tracking as expected.

Reserves total approximately \$475,000 before planned project spending and generate about \$16,000–\$17,000 annually in investment income.

Future funding projects include a full resurfacing of the roads and replacement of garage doors.

## **Management Report**

Francisco Ortiz thanked Water Dance and confirmed BMM will support operations through the September 1 transition to Alpine Edge.

He noted countywide staffing challenges, acknowledged service shortfalls, and said additional personnel had been scheduled for outstanding work.

### **Property Maintenance Completed**

- Snow removal and walkway shoveling
- Spring gutter cleaning and removal of tree and roofing debris
- Common-area spring cleanup
- Regular trash cleanup around the property and dumpster area

### **Walkway Repairs and Drainage**

The Board will review and prioritize estimates for walkway repairs and a downspout replacement.

### **Ongoing Grounds Maintenance**

Mowing will continue approximately every ten days during the growing season. Owners are encouraged to notify BMM if areas are missed.

## **Master Update**

### **Streams and Ponds**

Streams and ponds will remain off this summer to conserve water and reduce electricity costs by about \$8,000. Aerators will continue operating.

### **Pond Maintenance**

The ponds are receiving professional algae treatment and maintenance, including recent removal of several hundred pounds of algae.

## **Master Budget**

The Master Board is proposing a budget increase from \$75,000 to \$83,000 to support ongoing operations and reserve funding.

## **Owner Concerns**

### **Maintenance Responsibility and Repair Authorization Procedures**

Owners discussed concerns about how Association maintenance items are reported, approved, and completed. The Board stated that owners should report potential Association-responsible items to management for inspection and responsibility determination. The Board will clarify repair-authorization procedures with Alpine Edge, including spending thresholds requiring Board approval.

### **Prior Maintenance Decisions**

An owner questioned prior Association-funded repairs. The Board acknowledged the process should be improved and will establish clearer procedures with Alpine Edge.

### **Trees at the End of Water Dance Court**

The same owner requested replacement of dead trees near the end of Water Dance Court and a watering plan. The Board will review the issue.

### **Exterior Spigot Repair**

The same owner raised concerns regarding a failed exterior spigot and responsibility for repair.

## **Adjournment**

There being no further business, the meeting was adjourned at 10:30.