Water Dance Homeowners Association
Owner Annual Meeting Minutes
July 5th, 2025

Call to Order

The meeting was called to order by the Board President, Tom Manteuffel, at 9:00 AM at the Senior Center at the Summit County Community Center, 83 Nancy's Place, Frisco**. A quorum was met with 5 Board Members in attendance, and 15 owners were present and/or represented by proxy.**

Directors Present

Tom Manteuffel, David Manwaring, Donna Leavitt, Tina Pittman Wagers and Dick Joyce. Mark Bishop was not present at the meeting.

Owners Represented by Proxy

Unit	Name	Proxy to:
460C Hammerstone Ln	Nancy Wahl	David Manwaring
460D Hammerstone Ln	Jessica Tenant	David Manwaring
480B Hammerstone Ln	Mark Bishop	Donna Leavitt
490B Waterdance Ct	Andy Andrews	Donna Leavitt
490A Waterdance Ct	Cynthia Derdeyn	Donna Leavitt
450C Hammerstone Ln	James Epstein	Thomas Manteuffel

Owners Present

Unit	Name
Ron and Chris Boller	410A Hammerstone Ln
Shirley Watson	490D Hammerstone Ln
Gary Cumbey	435C Hammerstone Ln
Claudette Vail	495A Waterdance Ct
Pam Casner/Debbie Doner	420A Hammerstone Ln
Steve Hultgren	480A Hammerstone Ln
Lu Ann & Keith Beeman	465A Hammerstone Ln
Craig Anderson	460B Hammerstone Ln
Dennis Clauer	465B Hammerstone Ln

Approval of Previous Annual Meeting Minutes held on July 6th, 2024
A motion was made to approve the minutes and it passed unanimously

2025 Election of Board Members
Thomas Manteuffel's and David Manwaring's terms had both expired and both stood for re-election. No other members were nominated. Tina moved that Tom and David be re-elected by acclamation, the move was seconded and passed unanimously so Tom and David were re-elected to serve a new 3 year term.

Annual Board Report

A. Announcements

Tom made the following announcements:

- Jack Kriss is a 3rd Owner at Buffalo Mtn Managers. He is also deeply involved with the Board and the Water Dance Master Committee.
- Jim Epstein has stepped off to design review committee, and we've appointed Craig Anderson to be the third member.

B. Insurance

Tom thanked Jim Epstein for helping connect the Board with the new insurance provider, Philadelphia Insurance. The previous carrier, Cincinnati Insurance, proposed a significant rate increase that would have brought the total premium to approximately $110,000 — including liability and theft coverage — and also included a request for the removal of several trees on the property.
By comparison, Philadelphia offered a more favorable package:

- $98,000 for the main policy
- $5,000 for liability and theft coverage
- Total: $103,000

This represents a better rate with broader coverage than the previous carrier. Notably, grills and fire pits are still permitted under Philadelphia's coverage terms. The new policy is an "all-in" master policy, meaning that if you turned the condo upside down and shook it, anything that doesn't fall out is covered. This enhanced coverage could lead to lower individual condo insurance premiums. In fact, Tom noted that his personal insurance premium dropped by $1,000 after submitting the new policy to his insurer. This is the HO6 Policy. Owners were encouraged to check with their insurance companies to check on how this new HOA policy might impact their premiums.

C. Governance Documents

In order to comply with recent changes to Colorado state law, the Association's governing documents required updates. Altitude Law assisted in reviewing and updating all nine documents, with the most significant revision involving the Dispute Resolution process. The updated documents are now available for review on the HOA's official website**.**

D. Water Feature Survey
Back in December, the Board conducted a community survey to gather input on the water features, including the ponds and large fountains. Approximately 55% of members responded to the survey. The questions focused on:

- How important the water features are to you
- Your thoughts on potential increased costs
- Environmental concerns regarding water loss

Key takeaways from the survey:

- 76% of respondents indicated the water features were *not important or not at all important* to them.
- 76% were *uncomfortable* with the idea of a 41% cost share to maintain or repair the features.
- 85% expressed *concern about water usage and loss*, particularly from an environmental standpoint.

At the time, the Board believed the ponds were leaking, based on noticeable water loss. As Tina pointed out, there had been increasing concern over this issue in recent years. However, a recent study of the ponds determined that the water loss is due primarily to natural, climate-associated evaporation, not leaking. Encouragingly, the ponds are structurally in better shape than previously thought.

It's also clear from property records that the water features exist within the Wood Canoe footprint, which is being further evaluated by the Board in consultation with the Master Association Documents.

Now that more accurate information is available, the Board may launch a new survey to gather updated feedback from members. We encourage all homeowners to participate and share their thoughts on how the community should move forward with the water features.

Tom clarified that, according to the Declarations of the Master Association, the cost of maintaining the ponds is split 41% to Water Dance and 59% to Wooden Canoe. He also noted that, in his view, the ponds primarily benefit the members of Wooden Canoe, and not Water Dance. He referenced Section 8.5 of the Master Declarations, which states that the Master Association cannot assess costs to owners for amenities or improvements that do not benefit them. This clarification is part of the Board's ongoing review of responsibilities related to the water features, as they continue to consult the governing documents and gather input from homeowners.

Financial Report
Tom provided an overview of the HOA's current budget status. As of now, we are running approximately $8,000 under budget.

Items Over Budget:

- Snow plowing exceeded expectations by about $2,000.
- Some general line items came in higher than expected.

Positive Variances:

- The HOA received a credit from Cincinnati Insurance after the policy was canceled earlier than expected.
- The HOA's investment account has performed better than anticipated, generating a gain of approximately $6,000 year-to-date.

Reserve Fund:

- As of May 2025, the Reserve Fund balance is approximately $425,000.
- This fund is intended for future capital expenses such as painting, road repairs, and other long-term projects.
- There was a surplus from last year, and Tom made a motion to transfer $3,042.44 to the Reserve Fund, which was approved by the Board.

Overall, the financial health of the association remains strong, with both operational savings and investment growth contributing positively to the year-to-date position.

Water Dance Master Update

The Master Association's budget for 2025 is $75,000, divided into three major categories:

1. Management Fees – $23,000
2. Pond Expenses – $17,300
3. Landscaping Maintenance – Includes maintenance of common areas such as islands and flowerbeds. - $15,300

Other key budget items include:

- Electricity: ~$8,500
- Water Usage: ~$4,000
- Pond & Creek Maintenance: $3,000 (includes treatments and inspections)

Maintenance work includes plumbing and backflow testing for pumps and aerators, which must be completed annually to ensure water flow systems remain compliant and functional.

The Master Board has hired Colorado Pond, a new vendor with expertise in pond management, to evaluate the current status of the ponds and make recommendations about pond maintenance. They have already started treating algae and are monitoring water usage more closely.

Colorado Pond has recommended:

- Cleaning out the ponds and removing sediment buildup
- Intermittently turning off pond fountains to reduce wear and optimize treatment
- Mapping sediment levels and providing dredging estimates

The Board is currently awaiting proposals and cost estimates for this additional work.

A question was raised regarding management fees. Ken clarified that Reed Management has officially stepped away. After reviewing three new proposals, the

Board selected Buffalo Mountain Managers to manage Master Board activities. While the bids appeared similar, Buffalo was chosen because they absorb additional maintenance responsibilities—such as weeding and general upkeep—that were previously billed separately. This shift has helped reduce overall expenses in those areas.

The Board has also allocated $5,000 toward split rail fence improvements as part of this year's minor project work.

Management Report

Oscar Ortiz provided an update on Buffalo Mountain Managers (BMM) operations and services:

Team Overview

- Owners: Jack Kriss, Francisco Ortiz and Rex Campbell
- Chris Dummit handles accounting and financials.
- Miguel Garcia serves as the lead on-site technician.

Snow Removal

- Plowing is performed by a third-party contractor. Last season, G&G Services handled this work, but the Board received several complaints regarding quality. A new vendor is being considered for the upcoming winter.
- Shoveling is done by BMM. A dedicated team of shovelers was employed last season to ensure sidewalks and walkways were cleared efficiently, allowing the on-site team to continue regular inspections and maintenance. The goal is to have the property fully shoveled by 2:00 PM daily.

Landscaping

- Services include weed trimming and regular trash walks throughout the property.
- A fall yard cleanup was completed last year, including leaf removal.

Exterior Painting

- DR Custom completed the exterior painting and received positive feedback for their work. They returned this week to complete final punch list items.

Gutter Maintenance

- BMM performed a full gutter cleaning in the fall before winter began.

Recycling Services

- Recycling was introduced on the property this past year. Initial challenges included maneuvering a 3-yard metal container without a concrete ramp.
- BMM sent multiple communications to homeowners about proper recycling practices.
- Free plastic recycling bins were distributed to interested residents, courtesy of the High Country Conservation Center.

Construction Division Announcement

Oscar Ortiz also announced that Buffalo Mountain Managers now offers a Construction Division, available to homeowners seeking licensed contractor services for remodels, repairs, and other construction-related work.

Project Updates
One owner asked if the repairs in the main road can be scheduled or who's responsible? The Town of Frisco is responsible and it has been contacted to do the patching work.

Fire Mitigation
Last year, Hannah Olson from Summit Fire & EMS met with the Board to conduct a Wildfire Risk Assessment and provide recommendations for fire mitigation throughout the property.

Hannah advised the Board to consider waiting until Spring 2025 to move forward with the mitigation work, as Summit County would cover 50% of the cost if the project met certain criteria. The Board pursued this opportunity, and Tom completed the necessary steps to secure the funding. This effort is part of a proactive strategy to increase fire safety while leveraging available county support to reduce the cost burden on the Association and we are grateful to have financial support from the County to accomplish the work.

The funding award will cover $19,500. With the County covering half, the Association is responsible for approximately $9,750. Per the Master Agreement, Wooden Canoe will cover 59% of that amount, based on cost-sharing terms. Four tree companies have bid on the work and we are closing in on a finalist.

Work Requirements Include:

- Reducing combustible materials (fuels) around the property
- Cleaning under all porches to remove leaf and debris buildup
- Removing dead trees and conifer trunks within 5 feet of any structure
- Aspen trees are not a concern under current fire mitigation guidelines

Trash enclosure
New regulations from Summit County and the Town of Frisco now require upgraded recycling practices and the installation of a reinforced dumpster enclosure.

The new town requirements call for a more elaborate and higher-cost structure than originally anticipated. Despite the increased scope, the Board is optimistic that the final design will be both functional and visually appealing.

Michael Shultz, a licensed architect, is currently working on the design plans. The goal is to complete construction of the new enclosure by the end of the summer.

To help fund this project:

- Mark Bishop submitted a grant application to the High Country Conservation Center for up to $75,000. The final grant amount will be confirmed after August 1st.
- An additional $10,000 grant has already been awarded by the Town of Frisco.
- The Association has also allocated $50,000 from reserves toward this project.

Current projected costs range between $90,000 and $120,000. The Board is now in the process of obtaining construction bids.

Lastly, while the upgraded recycling requirements are a positive step for sustainability, adjusting to new habits may be a challenge for the community. The Board is committed to supporting residents during this transition to ensure successful long-term compliance.

Adjournment
Meeting was adjourned at 10:15AM