

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, FEBRUARY 5, 2021 1:30 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
Michael Goldstrom

Association Manager: Scott Kelley, Toad Property Management
Jordan Brandenburg, Toad Property Management

Pella Representatives: Cary Anderson
Blake Anderson

Scott called the meeting to order at 1:32 pm and confirmed there was a quorum.

Sonja made a motion to approve the minutes of the January 5, 2021 meeting. Mike seconded the motion and it was unanimously approved.

Scott explained the purpose of the meeting was to discuss the Pella windows and a list of questions from owners had been submitted to Cary and Blake prior to the meeting.

Blake said he had inspected the windows from the exterior of the buildings and identified which windows needed to be replaced. The only sliding door glass which had failed was on Unit 3 and that had been included in the list for replacement of the glass. The majority of the windows which had failed were west facing.

Blake explained the list identifying the windows for replacement did not break down by room as the windows had been identified from the outside. Cary said they could provide a per unit breakdown of the windows identified for replacement. Blake said only one small window, in Unit 13, would be replaced on the north side of the buildings.

Cary said the work could start once the snow had melted and the project would take two weeks. Mid-May to mid-June would be the best opportunity for two crews (5 – 7 guys) to perform the work. May 17, 2021 was set as the start date and adjustments would be made depending on the weather.

A contract would be provided and a payment of half-down for labor would be required prior to May 17th. Blake and Cary said they would mark off three weeks on their calendar for the work to be completed and to deal with any weather delays.

Cary explained upgrades were constantly made to the Pella product and it was unusual to see so many windows at one project failing. The window replacement would be high altitude, low E glass, manufactured by Pella. All glass would be inspected prior to delivery to Crested Butte but some damage might occur during transit and replacement glass would have to be ordered and additional trips to install glass might be necessary.

Cary and Blake explained the glass replacement would be covered by a 7 year warranty (the remainder of the 2008 window installation warranty). If new windows and sliding doors were installed they would

be covered by a lifetime warranty, while the unit was owned by the same owner, or upon sale of a unit it would revert to the 2010 warranty. Cary explained the difference in price between the glass replacement for some windows and total replacement of all windows and sliding doors was very close in price. Cary and Blake agreed to send an estimate for the full replacement cost which was just for product and would not include labor. An estimate of installation cost would also be provided. Reviewing the option for full window replacement would not interrupt or delay the planning for glass replacement scheduled to start May 17, 2021.

Cary and Blake left the meeting.

Michael said he was working on a 5 year Capital Plan and agreed to share the outline with Sonja.

Michael said he would be leasing his unit effective March 1, 2021 for at least a year.

At 2:15 pm Sonja made a motion to adjourn the meeting. Michael seconded the motion and it was unanimously approved.

Prepared by Scott Kelley
Toad Property Management