

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, MARCH 5, 2021 3:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Michael Goldstrom

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

Scott called the meeting to order at 3:00 pm and confirmed there was a quorum.

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

Scott said Pella had provided the information breaking down the replacement of the glass by unit and also giving an estimate for the complete replacement of all windows and doors (approximately \$155,000). Sonja and Michael said they had reached out to some owners to obtain their opinion regarding a full replacement versus replacing the glass and having the short warranty period. Concern was expressed about the Pella service and quality of Pella windows and if the route of replacing all windows and doors was taken it would be good to obtain quotes from other window companies which might offer better pricing, quality and warranty. Concern was also expressed about the warranty being per unit and non-transferrable upon the sale of a unit. Michael explained the full replacement estimate was just for windows and did not include the sliding doors. Installing window frames might have a negative impact on the exterior of the building which would cause additional cost but replacing just the glass would not damage the exterior of the building.

Scott explained the recent estimate for the replacement of the glass had gone up in price since the September pricing.

Scott said the Association currently had approximately \$125,000 in the Reserve Account and \$80,000 in the Operating Account. Previously it had been agreed the Association would pay half of the cost of replacing the glass and owners would be responsible for the other half. Sonja said the driveway would require attention during the Summer.

Scott said pricing for each unit varied by the number of windows to be replaced and the difference between the September estimate and the February estimate was approximately \$6,000. Concern was expressed about the higher installation cost for glass replacement compared to the Pella installation cost for a complete window. Scott said Pella had previously offered to reimburse the Association for the remainder of the Warranty and perhaps that could be applied towards replacement windows from another company.

After a very long discussion Scott agreed to draft an email to Pella and circulate to the Board for review. The email would request Pella to replace the complete window for the same cost quoted for the glass replacement. Owners would be updated once Pella had responded.

Scott said it had been necessary to dig a trench through the snow to drain the driveway and it was agreed drainage work on the driveway would be necessary to stop this happening every year. Michael said an estimate had been received in 2020 for removal and replacement of asphalt but grading work would be an additional expense. Scott agreed to reach out to United Companies for an updated estimate for asphalt work, with drainage, to be completed in 2021 or 2022. The 2020 estimate had been for approximately \$95,000 and the sidewalk estimate would be approximately \$25,000 and Scott cautioned that would probably be low as concrete work had increased in price.

If window glass replacement, asphalt and sidewalk projects were completed the Reserves would be depleted. Scott agreed to reach out to a concrete contractor for an estimate to replace the sidewalk. Michael suggested the sidewalks be completed before the asphalt.

At 4:13 pm Michael made a motion to adjourn the meeting. Sonja seconded the motion and it was unanimously approved.

Prepared by Scott Kelley
Toad Property Management