

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION**  
**BOARD OF MANAGERS**  
**THURSDAY, July 14, 2015 – 5:00 P.M.**  
**318 ELK AVENUE, SUITE 24**

Present: Ray Sprague  
Cary Couch  
Kristin McGill  
Rob Harper, Toad Property Management, Inc. (Manager)

Rob Harper called the meeting to order at 5:03.

Ray made a motion to approve the September 11, 2014 minutes which was seconded and approved by all present.

Rob stated that Pinnacle Construction had submitted their proposal which stated that there was only 1 year left in the useful life of the roof and that they would perform the glue and screw for \$670.00. Kristin suggested that she would like to get a second proposal from Jim Thomas and Centennial Roofing for the glue and screw and replacement. Rob will call and get these proposals and send them to the board.

Toad will repair and paint the benches in front of the units. Ray said that there is paint in Unit #2 that we can use if possible.

There was a short discussion about the 5 year plan. Cary had submitted a plan in the past and explained how we will come up short if we continue with current policy. Cary or Ray will send this plan to Rob who will change and add where necessary. Ray reiterated that it would be nice to regrade the driveway but the roof needs to be the most important.

Cary moves to keep the same slate of officers. All are in favor of this.

Rob said that the small claims court date is August 12<sup>th</sup>. Kristin would like to know when was the last time that he paid and states that we can only collect 6 months of dues if he sells. Rob will provide the last time he paid and how much he owes.

Toad will look at the front entry at #7 and the paint behind unit #7. In addition Toad will look at the entirety of the buildings to make sure that everything is in good repair.

Cary discusses the possible need for a fence to keep cars from rolling over the hill into Pitchfork. There is discussion about the fence that Ray installed and it is within the property line. Kristin said that kids use the hill for sledding and that it could be a problem in the future and that the survey should have been done before it was installed. The reason Ray built the fence was to keep bikers from coming across the property. This discussion will be revisited in the future.

Cary asks if trash pickup has been changed. Rob will call Waste Management and be sure that it is only once per week.

The date for the next meeting will be sometime in September.

As there was no additional business the meeting adjourned at 5:37 pm.

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Prepared by Rob Harper  
Toad Property Management, Inc.

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