

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
ANNUAL OWNERS' MEETING  
WEDNESDAY, JULY 8, 2015 – 5:00 P.M.  
CHATEAUX CONDOMINIUMS CLUBHOUSE  
651 GOTHIC ROAD, MT. CRESTED BUTTE, CO 81225**

Present: Ray Sprague & Kathie Turner, Units 2 & 3  
Cary & Mikki Couch, Unit 14  
Judy Cox, Unit 4  
Gene Chaille, Unit 7  
Jessie & Kristin McGill, Unit 9  
Matt Gutter, Unit 11  
Gordon & Angela Reeves  
Rob Harper - Toad Property Management, Inc. (Manager)

Proxies Received: Mike Goldstrom, Unit 6  
Paul and Julie Williams, Unit 1  
Tucker & Danielle Burkhart, Unit 12

Angela called the meeting to order at 5:09 p.m. Notice for the meeting was mailed on June 10<sup>th</sup>, 2015. A quorum was confirmed with 9 units represented.

Cary Couch disagrees with the approval of the additions to the 2013 minutes. Many of the comments were directed at him and he was not at the meeting to disagree. A motion was made to approve the July 9, 2014 minutes, this was seconded and the motion passed. Cary Couch abstained from the motion.

Angela introduced Rob Harper as the new owner of Toad Property Management and that her and Gordon will remain through the summer helping with the transition.

Since last year the property has undergone several improvements including the new dog poop stations and new entrance sign. Snow removal was under budget for the year and weeds could be a significant problem because of the increased moisture. Trash collection has been increased for the summer which will be collected weekly. A request was made to send a letter to the owners and residents to recycle when possible. Angela noted that the dumpster was cleaned by Waste Management recently. Angela also said that the bears tend to come out for the piles of recycling and that we need to keep an eye on this.

Kristin noted that the painting on the back of unit #8 was starting to come off. Toad will take a look at this issue and take care of the problem if possible. Ray said that there is left over paint located in unit #2. Angela said that when you remove the exterior painting from the expenses the Association is under budget for the year and that the balance sheet shows \$55,000 in the checking and \$33,000 in the reserve account. Since May \$20,000 has been moved from checking into the reserve for future expenses. Pinnacle Roofing performed a screw and glue and will submit their report for the condition of the roof. Angela said that the association is on track to save the required money for the new roof in the future.

The proposed budget will add approximately 20% to the reserve fund per year going forward. Angela said that this is a healthy amount to be adding and that having low snow years and a lack of expenses

will help add to the reserve as well. There is one owner currently in arrears and small claims court is scheduled for August 12<sup>th</sup>, 2015. This is the same owner who was delinquent last year. Once the judgement is made the Association can begin garnishing to collect the payment. Last year the owner paid a large amount the day before court. The owner currently owes about \$5,800.

The draft budget keeps the dues the same for the upcoming year.

A question was raised whether or not there is money in the budget to paint the benches located in front of the building. Toad will look into repairing and painting the benches.

Micki Couch would like to see a 5 year plan in place to repair or replace capital items including the roof, driveway and exterior. Gordon explained that Toad has done this for several Associations and that it is up to the board as to what is most important. Angela said that Toad will put together a first effort of this plan and the Board will then review.

Ray made a motion to approve the development of a 10 year plan explaining that the Board would like to be more proactive going forward. Ray added that in the past it seemed that owners preferred the assessment approach as opposed to increased dues when repairs were necessary. After some commentary Ray said that more than likely the roof would be moved to the highest priority of the plan. Angela said that the plan would need to be updated annually to adjust for what is most important. Mikki pointed out that having a plan and a reserve makes it easier to react when problems arise. Gordon reiterated that the main items for the plan need to be the roof, asphalt, paint and stucco. Gordon noted that having this reserve is a sign of good management from the Association which adds value when buying and selling.

A motion was made to approve the 2016 budget which seconded by Ray and unanimously approved.

Cary Couch and Matt Gutter will run for election to join Ray and Kristen on the board.

The secret ballot was held and Cary Couch wins to join the board for another 3 year term.

New Business:

Ray would like to clarify the General Rules and Policies to avoid future conflicts. The proposal states:

- a. Any constructed additions or permanent structures to common areas that are proposed by an owner need to be submitted for Board approval prior to the initiation of construction of said structure.
- b. Any plantings of trees or shrubs need to be submitted to the Board for approval prior to their installation.
- c. Board approval will apply only to a specific proposed project and does not extend to any future additions to said project.
- d. All decisions by the Board on such matters must be entered into minutes of the Board's meetings, with a record of the vote.

Matt Gutter asked if Ray was going to follow these new rules because Ray planted many items this spring. There is some discussion about what happened since 2011 and whether or not Ray had approval for his improvements. Angela Clarifies that projects can last longer than one season and that this proposal can cover specifically what will be done with a paper trail so that there is no questioning what

has been approved. Angela also clarifies that this will be a rule which does not require a vote of all of the members and that this will only affect the Board decision making. This rule has passed with all of the Board members agreeing that it will benefit the entire Association.

Ray states that he recently remodeled and removed the fireplace from Unit #2 and believes that fires could be a problem. Angela speaks about how other HOA's deal with chimney cleaning and that it is approximately \$75 to \$100 for a cleaning. Angela says that it is not a requirement by the insurance company. Ray says that as an HOA this is a good investment to protect the entire complex. It is agreed that Toad will hire Clean Sweep Chimney Cleaning to clean all chimneys. Toad will send notices when this will happen.

Ray also shows pictures of Unit #2 where the wall was charred behind the fireplace and that this could be very hazardous. This was informational only and does not require action at this time.

Gene Chaille made a motion to adjourn which was seconded by Kristen McGill. The meeting was adjourned at 6:43.

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Prepared by  
Rob Harper,  
Toad Property Management, Inc.