

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
ANNUAL OWNERS' MEETING
WEDNESDAY, JULY 9, 2014 – 5:30 P.M.
CHATEAUX CONDOMINIUMS CLUBHOUSE
651 GOTHIC ROAD, MT. CRESTED BUTTE, CO 81225**

Present: Warren & Peggy Thurmond, Unit 1
Ray Sprague & Kathie Turner, Units 2 & 3
Judy Cox, Unit 4
Tom Cosgrove, Unit 8
Jessie & Kristin McGill, Unit 9
Matt Gutter, Unit 11
Gordon & Angela Reeves, Toad Property Management, Inc. (Manager)

Proxies Received: Norris & Grant Fergeson, Unit 5
Mike Goldstrom, Unit 6
Gene & Janis Chaille, Unit 7
Joe & Mary Jane Robertson, Unit 10
Tucker & Danielle Burkhart, Unit 12
Cary & Mikki Couch, Unit 14

Angela called the meeting to order at 5:45 pm and confirmed there was a quorum with 13 units represented at the meeting. Angela said notice of the meeting had been mailed June 12, 2014.

Angela said the Minutes of the July 10, 2013 meeting had been distributed. Tom requested the following additions be added to the July 10, 2013 minutes:

1. Cary said the association would not hire a property manager and no opportunity was given for owners to make a presentation for self-management.
2. The vote regarding sidewalks was 13 and 14 to keep the sidewalks concrete and units 1 – 12 to replace with asphalt next time work was carried out.
3. The Meeting Agenda called for discussion on the fence installation under Old Business but the matter was not discussed in the meeting.

Kathie on behalf of Mikki Couch asked Section V. Manager's Report be amended to state Sandi had worked with Mountain West to reduce the insurance premium, not Mikki as stated in the minutes.

After discussion Warren made a motion to approve the July 10, 2013 minutes with the above four additions or amendments. Ray seconded the motion and it was unanimously approved.

Angela said three estimates had been obtained for the exterior painting project and the Board had given the work to Purple Peak Painting as they were the lowest bid. Angela said Purple Peak was nearing the end of the project and they would be above their estimate due to the project requiring a second coat. Angela said the final figure was not yet known but Purple Peak Painting would still be completing the project for less than the other two bids. Matt expressed concern about Purple Peak not anticipating the need for a second coat and including that in the original bid.

Angela said Armor Proseal had just completed the sealcoating of the driveway and would be back to make the asphalt repair. Angela said Armor Proseal performed good work at a great price but the company's scheduling of projects was very difficult to work with. Angela apologized for the numerous messages from Toad regarding the project and said they had wanted to give as much notice as possible so owners were inconvenienced as little as possible. Owners asked why the work had been scheduled when an earlier owner's meeting had proposed the driveway be left to further deteriorate. Ray explained the proposal from Armor Proseal was a great price and a considerable saving on earlier estimates and the Board decided to spend \$6,400 and extend the life of the existing surface. Matt said there were a few tar marks on the sidewalk to be cleaned up. Gordon explained Armor Proseal had said they would be happy to come back and address any clean up or small repairs.

Angela said Norman Whitehead, a local surveyor, had surveyed the property and put in stakes to mark the property lines of Snowfall Point. Ray explained David Leinsdorf, Attorney, had recommended the Board have the survey completed to avoid future conflict. Jessie questioned why the fence had not been discussed at the 2013 annual meeting or the survey completed prior to the fence being installed and Tom questioned how approval had been granted for the fence. Following a heated discussion regarding the installation of fencing it was resolved to move forward with structured board meetings, recorded minutes and the opportunity for owners to listen in at a board meeting. It was agreed all future landscaping projects, including fencing, would be submitted to the property manager and the Board for approval and once approved by the Board the proposal would be circulated to homeowners for information.

Angela said Pinnacle Construction had reported the roof was in pretty good shape and good for three or more years. Pinnacle had added more screws and applied silicone around some of the vents. Angela said Pinnacle had said the lower roofs on the back of the buildings were in the worst condition and Matt suggested the lower roofs be shoveled as needed to prevent roof leaks. Angela said the Pinnacle estimate for roof replacement in three years was \$114,000.

Angela explained Toad had entered the Snowfall Point financial information into QuickBooks and a draft 2015 budget had been prepared keeping dues at the current level of \$300 per month, per unit. Angela explained mortgage companies wanted to see at least 10% of dues income going into a reserve account each year. Tom suggested a figure of 20% each year and Angela agreed a healthy association should fund repairs and improvements to the property from the reserve account instead of special assessments.

Angela said four owners were paying the recent special assessment in installments. One owner was seriously delinquent and David Leinsdorf, Attorney, would be instructed to file a lien against that unit.

Angela distributed at the meeting an updated financial report and Jesse asked what the \$1,751 Miscellaneous line represented. Angela explained the new Miscellaneous amount was the combination of a \$1,751 reimbursement for fencing and \$480 related to garage doors and was carried forward from the previous year. Both items had been on earlier reports and combined under Miscellaneous as they were unbudgeted items. Jesse questioned why \$1,751 had been reimbursed to an owner for removal of a fence when the fence was never approved by the Board. Ray explained the Board had not been unanimous in authorizing the reimbursement for the fence but a majority of the Board felt it was fair to refund money as the owner did believe they had received approval and they acted upon that perceived approval.

Kathie made a motion to approve the draft 2015 Budget with dues of \$300 per unit, per month. Peggy seconded the motion and it was unanimously approved.

Tom and Jessie questioned why regular walkthroughs of vacant units was a service requested of the management company and not an individual owner expense. Ray explained David Leinsdorf, Attorney, had recommended the association continue with the walkthrough service as units had shared walls and plumbing.

Angela said Peggy had completed her term on the Board and Peggy confirmed she was not seeking re-election. After a short discussion Tom made a motion to elect Kristin to the Board for a three year term. Matt seconded the motion and it was unanimously approved. Concern was expressed regarding the manner in which the Board was organized the previous year and the removal of the prior President of the association. Concern was expressed about prior decisions made by the Board and the lack of involvement of homeowners. Once again, it was resolved to move forward with structured board meetings, recorded minutes and the opportunity for owners to participate or be promptly notified of decisions.

As there was no additional business the meeting adjourned at 8:10 pm.

Prepared by Angela Reeves,
Toad Property Management, Inc.