

SNOWFALL POINT HOME-OWNERS ASSOCIATION

BOARD MEETING MINUTES

Toad Property Management

318 Elk Ave. Crested Butte, CO 81224

SEPTEMBER 8, 2016

5.10 PM

Present: Ray Sprague
Kristen McGill
Cary Couch
Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 5:15 pm. Board members agreed on the following officers –

President: Ray Sprague
Vice President: Cary Couch
Secretary/Treasurer: Kristen McGill

Old Business: Discussion about a 2% dues increase and the health of the Association. It was agreed there is currently no reason to raise dues, discuss again in 2017.

Discussion about speed limits and signage, respecting private property. Equal signage at both entrances, 'private property' 'no trespassing' 'snowfall point'. Rob will order.

Snow poles will be installed this winter, protect the posts, open the one fence, evaluate after the season. Discussion about snow removal plan, 6 inch rule.

Driveway/lot damage – SealCo has been paid, just a matter of waiting for our turn in the queue line.

The trees in back that Ray wants to plant would act as a barrier for privacy, dust. The proposed shrubs would make a nice block in the summertime, the way the snow-banks do in the wintertime. Kristen not sure where Ray is referencing, will investigate. After discussion and investigation all present approved this proposal.

Cary joins the meeting at 5:23pm.

Discussion about the New Agreement between Toad Property Management and Snowfall Point HOA, the regulations and laws to abide by in the state of Colorado. Discussion about the transfer fee which would be charged to a buyer, covering the costs the Toad office incurs,

charges the HOA should not have to absorb. Discussion about walk-thrus, care-taking when an owner is not home. The management agreement can be customized to the HOA, Rob will wait for feedback.

Discussion about the HOA meetings having a call-in option if not on a Monday or a Friday at the request of Mike Goldstrom, all agree a good idea to try.

New Business: Cary says the windows are a problem, 'turning bad' (some look rusty, some have broken seals) after just 8 years. Each unit was assessed based on that unit's windows since not all units have the same window sq. footage, not all units wanted to change out the windows. Pella brand windows are under warranty, but not the labor. Rob to be the liaison, knows the Pella dealer. An inspection would be the first step.

Meeting adjourned at 6:06pm.

Prepared by Rob Harper

Toad Property Management, Inc.