SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS
MONDAY, JUNE 26, 2023 12:00 P.M.
VIA ZOOM

Board Members by Zoom: Sonja Wendt
Jody Gunsolus
Kathie Turner

Association Manager: Joe Robinson, Toad Property Management

Joe called the meeting to order at 12:03 p.m. and confirmed there was a quorum.

Sonja made a motion to approve the minutes of the June 21, 2023 meeting. Kathie seconded the motion and it was unanimously approved.

Joe explained the pavement/infrastructure project was still on hold. Joe said a Change Order had been received from Lacy Construction and Joe had reached out to Jerry at SGM, engineering, but had not yet received a reply. The cost of the Change Order was much higher than expected and Jerry needed to provide some clarification. Joe confirmed there was still a delay on delivery of some of the necessary parts.

Joe agreed to continue to follow up with Nathan Lacy in an attempt to obtain an explanation of the increased cost. Jerry had provided the measurement and at that time the cost of the Change Order had increased by approximately 11%. It was agreed everyone wanted the project to move forward but it was necessary for the Board to understand the increase so that it could be explained to the other owners.

Jerry of SGM, engineering, was also concerned about the increased cost and Jerry agreed to reach out to Bill Lacy to discuss the new Change Order.

It was agreed to approve the Change Order by email or if necessary a short meeting would be scheduled.

Joe agreed to ask Nathan Lacy if Lacy Construction would be able to commence work promptly after the signing of the Change Order.

Joe said there had been a leak at Unit 10 in 2022 and it was unclear if the trenching work at the back of the building for electrical had caused drainage issues. The situation would continue to be monitored and additional information obtained. A French drain was at the back of the building and Bill Wendt expressed concern that the drain might be blocked or damaged. Bill said the French drain was buried under vegetation and that might be causing some of the problems. Joe confirmed the sediment would be removed from the side of the building.

Joe said Rob Harper of Toad would be willing to help in any way he could with Lacy Construction and the paving/infrastructure project. Sonja asked if in-person meetings might be beneficial.

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It was agreed the Budget would remain the same and funding of the Change Order would be discussed at a future meeting. Once the Change Order was clarified a letter would be sent to all owners.

Joe agreed to email the insurance information to all owners as a separate communication.

At 12:55 p.m. Kathie made a motion to adjourn the meeting. Jody seconded the motion and it was unanimously approved.

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Prepared by Joe Robinson
Toad Property Management

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