

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**WEDNESDAY, JUNE 28, 2023 10:30 A.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 10:33 a.m. and confirmed there was a quorum.

Joe explained the pavement/infrastructure project was still on hold. Joe said Lacy Construction had stated the work to trim the stem walls could be billed on an hourly labor rate, not to exceed a total of \$17,600 for the work. Lacy Construction could not agree to reduce the maximum cost but efforts would be made to reduce costs as much as possible. Approval of the two items on the Change Order by the Board was required prior to Lacy Construction moving forward with work.

Joe explained the work on the stem walls was essential and Jerry Burgess had said in an email that he expected the work to be less expensive than the \$17,600 in the second Change Order. It was not known if Jerry had managed to speak to Bill Lacy about the cost. Work on the sidewalks could not proceed until the work on the stem walls was completed.

Kathie made a motion to approve the first item on the Change Order of June 16, 2023 with the anticipation of work commencing promptly on that work. Jody seconded the motion and it was unanimously approved.

Joe agreed to reach out to Lacy Construction with the instruction to move forward with the first section of the Change Order. An email would go to Lacy Construction and Jerry Burgess requesting they talk about the second section of the Change Order, work on the stem walls, and why the cost of that work increased so much from the Change Order dated June 13, 2023. The Board needed to understand the cost of the work so that it could be explained to all owners. The number of stem walls requiring attention was unclear and required explanation. Nick, of Toad, explained it was essential to have a concrete slab which was all the same thickness to avoid weak spots forming and the concrete cracking. The shaving of the stem walls to make the stem walls an even height would allow the concrete slab to be a continuous depth with no weak spots.

Joe said he would continue to reach out to Jerry Burgess with the questions regarding the stem wall trimming and the changes between the two Change Orders.

Another meeting was scheduled for Thursday, June 29, 2023 at 3:00 pm. Joe said Toad or another contractor might be able to trim the 16 stem walls for a lower price. Timing and warranty would need to be addressed prior to a decision being made.

Joe would confirm when Lacy Construction would be back to work on the project.

At 11:10 am 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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