

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
ANNUAL OWNERS' MEETING  
THURSDAY, JULY 11, 2019 – 5:30 P.M.  
TOAD PROPERTY MANAGEMENT OFFICE  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224**

Present: Paul Williams, Unit 1  
Ray Sprague & Kathie Turner, Units 2 & 3  
Jodi Gunsolus, Unit 4  
Bill & Sonja Wendt, Unit 8  
Matt Gutter, Unit 11  
Cary Couch, Unit 14

Rob Harper - Toad Property Management (Manager)  
Jim Ruthven – Toad Property Management

Proxy to Ray Sprague: Michael Goldstrom, Unit 6  
Proxy to Kathie Turner: Gene Chaille, Unit 7  
Proxy to Matt Gutter: Kristen McGill, Unit 9

Rob Harper called the meeting to order at 5:33 p.m. confirmed notice for the meeting was mailed on June 7, 2019 and said there was a quorum with 10 units represented.

Kathie Turner made a motion to approve the Minutes of the July 5, 2018 meeting. Cary Couch seconded the motion and it was unanimously approved.

Matt Gutter said snow removal was over budget due to the significant snowfall during the season. Matt explained the association continued to add to the Reserves for future improvement projects such as roof replacement and driveway replacement. Matt encouraged owners to check their windows for fogging as the glass was still under warranty and Pella would replace the glass with owners paying the labor for installation. Rob Harper agreed to schedule a roof inspection and glue and screw prior to the start of winter. Matt said he would touch-up paint on railings in the Fall and also do some touch-up on the front of Unit 7.

Ray Sprague said insurance continued to increase and the 2019 renewal was slightly higher than shown in the Budget. Rob Harper said the quote for driveway patching from SealCo was approximately \$6,000 as a larger area needed to be patched this year. A long discussion followed regarding priorities for driveway replacement and roof replacement and how to spread those expenses and prepare financially for the projects.

Ray Sprague explained the Association Budget was designed to add 40% of the income from dues into the Reserve each year in preparation for the future expenses. An informal poll was conducted regarding future increases in dues and it was agreed all owners should be part of an informal poll to decide if dues should be increased in an effort to increase the Reserves for the large ticket items and to also assess the priority items for future capital projects.

Rob Harper said the 2019/2020 Budget kept dues at the current level and expenses were very similar to the prior year.

Paul Williams explained tenants vacating units had been leaving furniture and unwanted items by the dumpster and the Association incurred the extra cost to dispose of those items and the amendment of the Rules and Regulations proposed charging owners for those additional costs. Matt Gutter made a motion to add the amended wording to the Rules and Regulations. Paul Williams seconded the motion and it was unanimously approved.

Kathie Turner explained the recycling was not always being sorted correctly and said Waste Management would refuse to pick up contaminated recycling and it was important that everyone at Snowfall Point understood the recycling rules.

Paul Williams thanked Ray Sprague and Kathie Turner for their efforts on behalf of the Association and for Ray's long service on the Board. Ray and Kathie thanked the Association for the gift.

Rob Harper explained Michael Goldstrom, Unit 6, had volunteered to join the Board. Cary Couch made a motion to appoint Michael Goldstrom to the Board for a three-year term. Kathie Turner seconded the motion and it was unanimously approved.

Cary Couch asked for an updated owner's directory and new owners agreed to provide their contact information.

The meeting adjourned at 7:00 pm.

---

Prepared by Rob Harper,  
Toad Property Management