

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
ANNUAL OWNERS' MEETING  
THURSDAY, JULY 23, 2020 – 5:30 P.M.  
VIA ZOOM**

Present: Paul Williams, Unit 1  
Ray Sprague & Kathie Turner, Units 2 & 3  
Jodi & Roy Gunsolus, Unit 4  
Michael Goldstrom, Unit 6  
Bill & Sonja Wendt, Unit 8  
Matt Gutter, Unit 11  
Cary & Mikki Couch, Unit 14  
Scott Kelley - Toad Property Management (Manager)

Proxies: Robert Chaille, Unit 7  
Kristen McGill, Unit 9

Scott Kelley called the meeting to order at 5:33 p.m. confirmed notice for the meeting was mailed on June 12, 2020 and said there was a quorum with 10 units represented.

Cary Couch made a motion to approve the minutes of the July 11, 2019 meeting. The motion received a second and was unanimously approved.

Matt Gutter said the expenses had been running close to Budget and the Board had discussed maintenance projects and Michael Goldstrom had prepared a Survey to find out the priority owners put on specific maintenance projects.

Michael Goldstrom presented the results of the recent 14 question Survey and said only 10 owners had responded. It was generally agreed snow would be removed after storms of 6 inches or more but there needed to be some flexibility depending on differing factors such as the time of the year and the weather forecast. Michael explained the Survey results were split evenly for some of the questions and there was no clear indication of priorities as owners wanted to know costs, the plan and the urgency of some of the projects. Scott Kelley said one new proposal for asphalt replacement had been obtained. Mikki Couch agreed to circulate the detailed bids received several years ago for asphalt and concrete replacement. Mikki explained the contractors had been out to measure and provided the detailed bids and just the pricing would need to be updated.

Scott Kelley said notification had just been received from Pella Windows that all Pella glass would be replaced under warranty but Pella would not cover the labor. Scott said Pella estimated \$60,000 - \$70,000 for labor to replace all Pella windows at Snowfall Point and there would be a cost saving of approximately \$1,000 per unit if the Association scheduled the work instead of individual owners requesting the work. Pella estimated the labor cost per unit to be between \$5,000 and \$7,000. Some owners had a few non-Pella windows or windows already replaced so it would be necessary for Pella to research that further. After a long discussion Scott Kelley agreed to go back to Pella and obtain pricing based on each unit and then the Board would discuss further.

Scott Kelley said current financials and a draft 2021 Budget had been circulated prior to the meeting. Scott said insurance continued to increase in cost and snow removal had been under budget and funds would be moved into the Reserve Account.

Scott Kelley explained Matt Gutter did not want to volunteer for an additional three year term and Sonja Wendt, Unit 8, had volunteered. Kathleen Turner made a motion to appoint Sonja Wendt to the Board for a three year term. The motion received a second and was unanimously approved. Scott thanked Matt for his service on the Board.

Ray Sprague said Waste Management would not pick up recycling if the wrong items had been placed in the bins and the current signage did not appear to be working. Scott Kelley said he would ask Waste Management for signage suggestions as the recycling issues were also encountered at other locations.

A motion was made at 6:39 pm to adjourn the meeting. The motion received a second and was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management