

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS
MONDAY, AUGUST 7, 2023 3:00 P.M.
VIA ZOOM**

Board Members by Zoom: Jody Gunsolus
Kathie Turner
Phil McPherson

Association Manager: Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:01 p.m. and confirmed there was a quorum.

Phil made a motion to approve the minutes of the July 31, 2023 meeting. Kathie seconded the motion and it was unanimously approved.

Joe said Jody, Kathie and Roy had met with Jerry of SGM and Nathan of Lacy Construction. Jody said it was a productive meeting and helped everyone understand some aspects of the project. Jerry had provided a new drawing to Nathan for the modifications to the planter boxes. Joe agreed to speak to Nathan about footers for the planter boxes as it did not appear they came off at a 90 degree angle all the way along. Kathie and Jody said the grading of the sidewalks had been satisfactorily explained. Nathan confirmed the sidewalk concrete would be a consistent 5 inches and Lacy Construction would make it right if the concrete company could not make the adjustments. Jerry would inspect the work when 80% of the forms were in place. Kathie said Lacy Construction had removed equipment and no work had happened except for some watering of a section of the parking lot.

Joe said some metal sleeves could be prepared for snow poles to be placed at two corners of each of the planter boxes. Phil suggested the poles be set into the gravel, below the concrete, so any water would go to the gravel and water would not freeze in the concrete. Joe agreed to speak to Ethan of the Toad maintenance crew to have the work completed prior to the concrete company coming in.

Kathie and Joe agreed to review the Contract with Lacy Construction as a September finish to the project was looking unlikely. A progress update on the concrete from CSI was required and Joe said he would continue to follow up with Nathan Lacy.

Joe said Spectrum had not pulled the cable through the conduit as previously scheduled. Toad would follow up with Spectrum and have the work completed as soon as possible.

An update would be made to owners as soon as the concrete company provided a start date. No other concrete contractors were able to provide an earlier start date.

Joe said financials would be sent to the Financial Committee in the next couple of days.

The next meeting would be scheduled once the concrete company gave a start date or any additional matters came up.

At 3:36 p.m. Kathie made a motion to adjourn the meeting. Phil seconded the motion and it was unanimously approved.

Prepared by Joe Robinson
Toad Property Management

DRAFT