

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
THURSDAY, AUGUST 29, 2024 4:30 P.M.  
VIA ZOOM**

Board Members by Zoom: Sonja Wendt  
Kathie Turner  
Phil McPherson

Association Manager: Brandon Cvilikas, Toad Property Management  
Nick Sledge, Toad Property Management  
Kat Loughan, Toad Property Management

Brandon called the meeting to order at 4:30 p.m. and confirmed there was a quorum.

Minutes of the August 19, 2024 meeting would be discussed at the next meeting.

Nick confirmed Todd Carroll of the Town of Mt. Crested Butte had been on-site to discuss drainage concerns. Todd had agreed the drainage pipe through the retaining wall of the new project uphill from Building B was unacceptable and drainage from that pipe was causing the issues at Unit 10.

The cause of the standing water behind Building A was not so clear and Todd Carroll agreed to reach out to Bill Lacy, Lacy Construction, to discuss.

Todd Carroll had confirmed Bill Lacy would rectify the drainage pipe issue behind Building B and Bill Lacy had agreed to research drainage behind Building A.

Nick said he would check if Phase 1 and 2 of The Peaks had separate building permits or if they were both included on one permit. Nick agreed to find out from Todd Carroll if landscaping, consistent with the original plans, would be completed as that might help with drainage. Nick said the retention ponds were constructed to slow water down and not intended to retain water. Once Bill Lacy corrected the drainage pipe issues it would be possible to determine if the retention ponds were adequate. Concern was expressed about the retention ponds and changes to drainage caused by the construction above, especially when the second phase adds five more buildings. Nick agreed to continue to monitor and follow up with Todd Carroll as necessary.

Nick explained Dietrich Dirtworks had not yet responded to requests for additional information and a contract.

Sonja stressed the importance of an engineer reviewing the options at the back of the buildings. Sonja said a civil engineer from Vortex in Grand Junction was available to come out in the next week. The civil engineer was willing to meet with Toad and Dietrich Dirtworks to inspect the land. Nick explained it was essential to keep the remediation work moving ahead to protect the Building B units and especially Unit 10 which had already experienced damage. Building A was not currently experiencing damage from the drainage but Building B was. Phil stressed the benefits of correcting the grade of the dirt behind Building B as an initial step and possibly the resolution of the issue. Kathie noted that when Nick initially contacted Dietrich, Rask (?) commented that an engineer would probably need to be consulted, but when he visited the site, he concluded that he could clearly see the remedies needed.

Sonja made a motion to engage a civil engineer to work with Dietrich Dirtworks and Toad to reduce the risk that the Association was spending money but not resolving the problem. The motion did not receive a second and was not approved.

Kathie moved to move ahead with Dietrich Dirtworks without the involvement of a civil engineer. Phill seconded the motion and the motion carried with two board members supporting the motion and one opposed.

Nick said he was still waiting for CB Electric and Gunnison County Electric Association to confirm the extent of the electrical work that needed to be performed behind Building A.

Nick confirmed the chimney above Units 8 and 9 had been inspected by Blue Dog Home Improvements but they would not be able to do a permanent repair. A temporary fix had been completed. Nick had reached out to Axtel Mountain Construction and they would be able to perform the work prior to winter and make an inspection of all the chimneys. Nick would have the work above Units 8 and 9 completed and obtain an estimate for an inspection of all chimneys. Blue Dog Home Improvement would continue to perform the screw and glue on the roofs.

Kathie moved to work with Axtel Mountain Construction to explore ways to resolve the issue above Units 8 and 9 and provide an estimate for chimney inspection. Sonja seconded the motion and it was unanimously approved.

Brandon said Unit 7 had reported a swallow nest outside their unit and also reported a roof leak.

Sonja asked if work orders could be monitored by the Board. Brandon and Kat said they would research options.

Brandon confirmed exterior staining of railings and benches would be completed in the Fall.

Brandon agreed to email a link to the Board for access to the AppFolio software.

Nick left the meeting.

Brandon said he would send weekly updates to the Board on a Friday, starting in September. The template for the future updates would be sent to the Board for review.

At 5:12 p.m. Kathie made a motion to adjourn the meeting. Sonja seconded the motion and it was unanimously approved.