

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
BOARD OF DIRECTORS  
MONDAY, JANUARY 29, 2024 3:00 P.M.  
VIA ZOOM**

Board Members by Zoom: Jody Gunsolus  
Kathie Turner  
Phil McPherson

Association Manager: Joe Robinson, Toad Property Management  
Rob Harper, Toad Property Management

Others Participating: Stefan Hodgden, Mountain West Insurance

Joe called the meeting to order at 3:02 p.m. and confirmed there was a quorum.

Kathie moved to approve the minutes of the December 6, 2023 board meeting. Jody seconded the motion and it was unanimously approved.

Joe explained Stefan and Rob had been asked to participate in the call due to a disconnected water line at 149 Snowmass Road, Unit 2, the property uphill of Snowfall Point. Joe said ServPro had been working to clean up the damage in the garages of Units 7, 8, 9 and 10 and there would be some immediate expenses. Drying and asbestos abatement would be necessary prior to repair work happening within Unit 10. Rob explained the failure had been in a 2 inch fire suppression line at 149 Snowmass Road and it was unclear how long that water was running for.

Rob and Joe had met with Lacy Construction as Lacy Construction wanted to get underway with repairs. Joe said it was unclear at this time if water might have caused issues under the foundation of Snowfall Point.

Rob said when he first responded to 149 Snowmass water was coming out of Unit 2 and David Gross and Lacy Construction, the contractors, had been on site and turned the water off. Al's Backhoe came in later, scoped the line, and confirmed the pipe came apart in the center of the garage floor of Unit 2. Joe said it was unclear if Lacy Construction would be filing a claim. Rob explained the concrete outside the unit sunk by about 8 inches and broke the heating pipes and there would be extensive repairs so insurance claims might be underway.

Stefan said it was unclear if CAU Insurance would consider the water damage to be "flood" which would not be covered by the policy and Stefan agreed to research. After discussion it was agreed to present the ServPro bill and other expenses to Lacy Construction/David Gross for payment but also to stress that once the snow melted it would be necessary to inspect the Snowfall Point foundations to determine if additional damage occurred from that water leak. Stefan confirmed a claim with CAU did not need to be filed immediately but stressed the need to retain all invoices and documentation.

Stefan left the meeting.

Joe agreed to continue conversations with Lacy Construction about the invoices for ServPro and asbestos abatement. Lacy Construction would also be required to put in writing confirmation that

investigation of the foundation in the Spring would be a responsibility/cost of Lacy Construction. Joe said he would keep the Board updated. In the Spring a decision could be made on what work needed to be done on the foundation or dirtwork/trenching and then options could be considered at that time. Joe also wondered whether a retention pond had been located above SFP Building B, and if so, whether the water is contained by it or seeps through down to SFP property. Standing water was a concern and Phil suggested having a pump ready for Spring runoff.

Rob was thanked for his time and his prompt attention to the water issue from 149 Snowmass. Rob left the meeting.

Joe confirmed \$3,300 was still owed to SGM engineers for the pavement project. The Contract had a "not to exceed" cost and that money had already been paid. After discussion Joe agreed to reach out to Jerry from SGM and Bill Wendt from the Pavement Committee and set up a meeting with the Board.

Joe explained there had been a small leak from the roof above Unit 7. The leak was not related to any work happening in the unit and Blue Dog Home Improvement had completed repair of the roof.

Joe said Waste Management would be willing to reduce trash/recycling collection during the shoulder seasons. It was agreed to continue to monitor the trash/recycling buildup and make a decision prior to April.

Joe confirmed the seal coating was approximately \$9,000 and Joe agreed to get the project on the SealCo schedule.

Prior to the meeting a financial report had been sent to the Board. Joe said \$2,500 was still outstanding for dirt moving by Lacy Construction and it was unclear if that money needed to be paid. Wildflower seeds also needed to be spread on the hillside at the back of the buildings.

At 4:10 p.m. Kathie moved to adjourn the meeting. Jody seconded the motion and it was unanimously approved.

---

Prepared by Joe Robinson  
Toad Property Management