SNOWFALL POINT CONDOMINIUMS ASSOCIATION MEETING OF THE BOARD OF DIRECTORS WEDNESDAY, FEBRUARY 15, 2023 3:00 P.M. VIA ZOOM

| Sonja Wendt |
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| Jody Gunsolus |
| Kathie Turner |
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Association Manager: Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:06 pm and confirmed there was a quorum.

Kathie made a motion to approve the minutes of the December 7, 2022 meeting. Sonja seconded the motion and it was unanimously approved.

Joe explained Pella had acted quickly once the correct product had been received from the manufacturer. The remaining windows had been installed quickly and efficiently. Kathie said the tenants in Unit 5 did not think some of the windows in the back of the unit had been replaced and Joe said he had spoken to Pella to check if those had been on the list and replaced. It was agreed the replacement of the glass at the front of the units had been a good improvement to the appearance of the buildings.

Joe said spare glass from Pella which had not been used due to mistakes by Pella in the ordering was still stored in the garage of Unit 7. It was agreed future storage or disposal of the glass would be discussed at a future meeting. Joe agreed to reach out to Matt Gutter and ask if Matt had any suggestions for potential locations/use for the glass.

Sonja said SGM had responded to the Paving Committee and it was now possible to reach out to contractors for bids. Joe said he had reached out to United Companies. Joe agreed to reach out to a neighboring property to find out if they would be paving in 2023 to provide cost sharing opportunities. Sonja confirmed bids needed to be provided by March 20th and then SGM would prepare an analysis of those bids. Joe confirmed earlier Board discussions had recommended holding a reserve of \$50,000. Special Assessments would go out once a contractor was identified and a deposit would be paid from Reserves while assessments were being collected. Special Assessments would be due 30 days after invoicing and the option to pay in two payments spread over 60 days would be discussed at a future meeting. Joe explained a payment plan of up to six months could be made available to owners.

Sonja asked if on-site management would be necessary for the paving project. It was agreed to reach out to SGM for on-site management suggestions. Once a start date was known owners would be notified as it would be necessary to park off-site or on Snowfall Drive. Sonja confirmed the Paving Committee would review bids and the SGM analysis and then the Board would meet to discuss.

Kathie said the area around the dumpster was still a problem if snow removal was not performed promptly. Joe said he would find out if Toad could help with snow removal when trash collection occurred on the same day as new snow. Jody asked if the dumpster outside Unit 10 could be removed as it did not seem to be in use. Joe agreed to reach out to the contractor.

Kathie said water had been pooling near Building B and Joe agreed to speak to the snow removal team to make a track for water drainage. Joe said he was waiting for a price for a recycling dumpster instead of the toters.

Joe said roof snow had been cleared on the back of Building B and work would commence on Building A. Joe explained Drake Austin was performing the work, a new contractor for Snowfall Point.

Joe said he continued to reach out to contractors for a bid to check and remove unwanted electrical cables on the back of the building. Sonja asked for an action list of maintenance items to be circulated to the Board prior to meetings.

Prior to the meeting Joe circulated a quarterly financial report, as at January 31, 2023. Joe said bank accounts still needed to be reconciled for January so there might be some reallocation of charges to specific line items. Joe explained Building Maintenance was over budget but other line items were in line with budget at the present time. Joe confirmed chimney/fireplace inspections had been completed in November and Joe said he would check to see how that expense had been shown on the Budget. Joe said they had reached out to a couple of vendors for stucco repair bids for the summer.

Joe said snow removal would probably be slightly over budget for the winter as there had been 118 inches of snow during the month of January.

Kathie said she was now in support of the single dumpster for recycling instead of the multiple toters.

Kathie said it was unclear how the entry sign had been damaged and Joe said efforts would be made to straighten the sign.

The next meeting was scheduled for Wednesday, March 29, 2023 at 3:00 pm.

Joe agreed to send the 5-year Capital Plan and Operating Checklist to Sonja.

At 4:24 pm Jody made a motion to adjourn the meeting. Kathie seconded the motion and it was unanimously approved.

Prepared by Joe Robinson Toad Property Management