

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, MARCH 26, 2025 4:00 P.M.
VIA ZOOM**

Board Members by Zoom:	Sonja Wendt Kathie Turner Phil McPherson
Association Manager:	Brandon Cvilikas, Toad Property Management April Pannell, Toad Property Management Bayliss Baker, Toad Property Management

Brandon called the meeting to order at 4:07 p.m. and confirmed there was a quorum.

Kathie moved to approve the minutes of the March 19, 2025, meeting. Sonja seconded the motion and it was unanimously approved.

Brandon confirmed Drake Austin had agreed to waive the \$1,100 late fee. Moving forward Drake Austin would only be interested in working on large projects. Drake would review the roof above Unit 9 and invoice the Association for that work – a cost of approximately \$270. A “sleeve” might be necessary to complete the repair. In the future advance notice of a start date needs to be provided by Contractors so owners could be notified of the work. Drake Austin had stated a new roof was required; Toad agreed to follow up and obtain more information and a second opinion.

Prior to the meeting April circulated a Cash Flow Projection to the Board. The Association would be low on funds prior to payment of the July 2025 invoices. Owners would be invoiced a \$1,000 per unit special assessment payable by May 15, 2025 and a letter had been sent to owners. Those payments would be crucial for cash flow.

Brandon confirmed insurance would renew June 15, 2025. The renewal rate was not yet known.

Kathie suggested a dues increase of \$35 per month, per unit, effective July 2025, to reduce cash flow issues going forward. The dues increase would allow \$5,000 to \$7,000 to be added to the Reserve Account if there were not any unexpected expenses. Funds could be transferred to the Reserve Account on a regular basis, monthly or quarterly.

Kathie moved to increase dues by \$35 per month, per unit, effective July 2025. Phil seconded the motion and it was unanimously approved. Kathie agreed to draft a letter to owners notifying them of the proposed increase. A draft Budget would be prepared with the dues increase and discussed at the next Board meeting.

Brandon said he would be completing an inspection of the buildings and would provide the Board with a report/update.

At 4:52 p.m. Kathie made a motion to adjourn the meeting. Sonja seconded the motion and it was unanimously approved.

Prepared by Brandon Cvilikas
Toad Property Management

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