

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
WORK SESSION OF THE BOARD OF DIRECTORS
PRE-CONSTRUCTION MEETING
THURSDAY, APRIL 27, 2023 2:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Jody Gunsolus
 Kathie Turner

Association Manager: Joe Robinson, Toad Property Management

Other Participants: Jerry Burgess, SGM
 Max R., Lacy Construction
 Bill Lacy, Lacy Construction
 Nathan Lacy, Lacy Construction
 Bill Wendt, Snowfall Point Paving Committee

Joe called the meeting to order at 2:04 pm and confirmed there was a quorum.

Joe explained there were a few questions about the contract with Lacy Construction. Kathie questioned possible survey costs outlined in Section 1.3b of the Contract. Jerry explained a CAD file would be given to Lacy Construction and Bill Lacy confirmed that the information from the CAD file would be compatible with their equipment and allow them access to the information necessary for grading. Bill Lacy and Jerry explained the definition of "unsuitable material" used in the Contract and said it was assumed the soil under the parking lot was suitable but as soils reports or compaction testing had not been performed the soil could not be confirmed until excavation was underway. If unsuitable material was identified that would lead to additional costs for the Association but it was generally agreed it was anticipated that the soil under the existing parking lot would be acceptable.

Kathie questioned the language in Section 2.3 and Jerry confirmed any subcontractors engaged by Lacy Construction would be qualified, have the appropriate insurance and the work would be overseen by Lacy Construction.

Concern was expressed about Section 3.3 which gave 15 days to identify any defects in the work and Section 5.3 which required full payment within 10 days of completion of the work and full payment signified acceptance of the quality of the work. Kathie said drainage issues would not be known until the following season. Jerry explained Lacy Construction would provide a 1-year warranty on the work and that language could be added to the Contract.

Bill Lacy confirmed if work started in 2023 the project would be finished in 2023 and not in 2024 as the Contract currently stated in paragraph 4.1.

It was agreed insurance language in paragraph 7.2 could be removed.

Bill Lacy explained United Companies could not give a date for when they would be in Mt. Crested Butte to perform the paving portion of the project. Lacy Construction could remove the existing surface and prepare the site immediately but it might be June or even July before United would be ready to pave.

Concern was expressed about having the existing asphalt destroyed prior to a definite date for the new asphalt. Bill Lacy said pulverizing the asphalt, replacing the sewer lines, preparing the site for the asphalt, and doing the concrete work would take approximately 6 – 8 weeks. Bill explained it would be possible to drive on that temporary surface if the asphalt could not be added immediately, although an additional grading might be required. Bill Lacy stressed the benefits of starting the project as soon as the weather permitted while contractors were available. Bill said late May/early June would be potential start dates.

Bill Lacy explained Lacy Construction would reach out to the Town of Mt. Crested Butte regarding permits and if a permit was required the cost would be a couple of hundred dollars.

Joe said he would follow up with the Town of Mt. Crested Butte for parking options during the project. During the 6-week project there would be periods when owners/residents could not walk or drive over specific areas or park in garages.

Jerry explained once the Contract was signed Lacy Construction would perform the project, Joe from Toad would be the representative of the Board and Jerry from SGM would be available to answer questions on an as needed basis. Sonja requested weekly meetings so updates could be communicated to owners.

Bill Lacy said he would prepare a schedule for the separate steps of the project and that could be shared with the owners. Updates would be provided to owners by the Board as that information became available.

Joe said he would be speaking with Waste Management about trash and recycling pickups during the project.

Joe agreed to schedule weekly meetings with Nathan Lacy and that information would then be shared with owners.

Kathie thanked Bill Lacy, Nathan, and Jerry for their patience helping the group understand the Contract and the project.

Bill Lacy, Nathan, Jerry, and Bill Wendt left the meeting (2:55 pm).

Joe explained a payment plan had been agreed with two owners to make full payment by July 31, 2023. Joe suggested moving money from the Reserve Account to the Checking Account so that invoices for the project could be promptly paid.

Once Lacy Construction provided a revised Contract and Schedule an update would be sent to owners together with a payment reminder. Sonja would sign the revised Contract as President of the Association.

Joe explained a document on governance policies, as drafted by Jacob With at Law of the Rockies in accordance with House Bill 22-1137, would need to be adopted by the Board.

The next meeting was scheduled for May 24, 2023, at 3 pm. The annual meeting would be held in late July.

Commented [KT1]: Trying to avoid the confusion we've been sorting out for the last week!

Kathie agreed to start work on drafting a letter to owners.

The meeting adjourned at 3:23 pm.

Prepared by Joe Robinson
Toad Property Management

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