

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
BOARD OF DIRECTORS  
FRIDAY, JULY 5, 2024 3:00 P.M.  
VIA ZOOM**

Board Members by Zoom: Jody Gunsolus  
Kathie Turner  
Phil McPherson

Association Manager: Kat Loughan, Toad Property Management  
Brandon Cvlikas, Toad Property Management  
Rob Harper, Toad Property Management  
Nick Sledge, Toad Property Management

Brandon called the meeting to order at 3:07 p.m. and confirmed there was a quorum.

Kathie explained the SGM invoices for the pavement project had been carefully reviewed and the Board was willing to move forward with a final settlement of \$3,129. Kathie made a motion to pay SGM \$3,129. Jody seconded the motion and it was unanimously approved. Kathie agreed to revise her letter to Jerry in accordance with the Board discussion.

Nick said he had met with Rask Dietrich on-site and Rask had confirmed the dirt work at the back of the building would not require an engineer.

Concern was expressed about some stack stone remaining wet. Rob and Nick agreed to inspect in an attempt to determine if the moisture was due to recent rains or as a result of the concrete walkway being raised.

Rob said cracking and flaking concrete around the dumpster area might have been caused by the Waste Management trucks emptying the dumpster. Rob explained cracking concrete was not unusual and might not be anything more than surface damage. Rob agreed to inspect.

Nick said he had spoken with Nathan Lacy about the damage to the back drain and Nathan had confirmed they would make the repair. Nick confirmed he had ordered the straw filled netting and Toad would install that around the drain.

It was agreed Toad would put caps on the irrigation pipes by Unit 7 and on the south bank.

Nick confirmed Dietrich Dirtworks would be providing a bid for the work to remove dirt from the back of Building B. Drainage behind Building A could also be addressed but would not be part of the initial bid from Rask Dietrich. Concern was expressed about the drainage mitigation outlined on the original plans for 159 Snowmass and Nick agreed to contact the Town of Mt. Crested Butte for a copy of the approved plans so it could be determined if the retention pond work or bioswales for 159 Snowmass had been completed according to those plans. It was generally agreed the dirtwork at the back of Buildings A and B needed to be completed while Nick and Rob reviewed the plans from the Town for 159 Snowmass. Dietrich Dirtworks had requested utility locates at the back of the building in preparation for performing the work and Nick confirmed Dietrich Dirtworks would be able to perform the work in 2024.

Rob said the financial records would be checked to determine if Lacy Construction had been paid in full for the pavement project or if a small amount had been held back.

Nick confirmed the Town of Mt. Crested Butte would require the contractor at 159 Snowmass to repair any damage or revegetate disturbed soil prior to the return of any construction deposit.

Nick said he would follow up with the Town of Mt. Crested Butte and Lacy Construction about the removal of the temporary electrical box and the damage caused to vegetation at the back of Building A.

Rob said Lacy Construction would perform drywall repair once the unit owners were happy for the work to go ahead and drainage had been rectified.

Jody said she had reached out to State Farm regarding insurance coverage as a unit owner and expected to have an update for the annual meeting.

The next meeting was scheduled for Monday, July 15, 2024 at 3:00 p.m.

At 4:00 p.m. the meeting adjourned.

---

Prepared by Brandon Cvilikas  
Toad Property Management