

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 20, 2022 3:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Jody Gunsolus
 Kathie Turner

Association Manager: Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:01 pm and confirmed there was a quorum.

Sonja made a motion to approve the minutes of the June 1, 2022 meeting. Jody seconded the motion and it was unanimously approved.

Sonja welcomed Kathie to the Board.

Joe explained Don from Pella had visited the buildings. Only 25% of the windows had been delivered and installed by Pella and Don had completed another inspection of the buildings to measure for the remainder of the glass. Over the years different Pella people had been involved and Pella wanted to make efforts to make things right. All the large bay windows had been replaced and most of the XOX sliders, the smaller slider windows, had been replaced. The glass for the XOX sliders in Units 2, 3 and 7 had been broken and Pella would be replacing those along with the other windows.

Joe said Don wanted to make things right and had spent a lot of time inspecting and taking measurements. The report from that inspection would be generated by Tom, the head of Pella, and the glass would need to be ordered and then an installation date set when the glass was received. Joe said he would reach out to Pella on August 1, 2022 for an update and report back to the Board. Kathie thanked Sonja and Mike for following through with Pella and working with legal counsel.

Joe said Don had explained how to replace the cloth in the screens and owners could repair screens if they wanted to.

Sonja said the Pavement Committee had approached SGM and there were outstanding questions regarding the ribbon, the location of trash bins and the two planters. Sonja agreed to follow up with SGM, the Pavement Committee and the Architectural Committee to gather more information and discuss further. Joe agreed to reach out to Waste Management to discuss the preferred location for the dumpsters. Having a structure to cover or enclose the dumpsters and recycling also needed to be considered. Joe agreed to research costs and potential styles of a trash enclosure. Potential locations for a picnic table were discussed.

Joe said he did not have an update on the sewer line between Units 7 and 8 and Joe said he would follow up.

Joe said Matt Gutter had suggested a material for the end caps and Joe said cedar wood was the recommended material instead of using a 6 inch composite material. A board would be the backboard to stop items falling off the railing. Joe explained Randy of Purple Mountain Painting was scheduled to

paint the railings in August. Concern was expressed about blocking the view or snow shed causing damage. Unit 13 had built a removable "table" for their deck which appeared to work well. Joe said the Toad crew could look at the example and price the project and Jody agreed to ask Roy to evaluate the removable option. Information would be shared by email and a decision made in the next few weeks.

Joe explained the Toad website provided access to Snowfall Point documents and the shared drive was just for the Board.

Complaints had been received about the guest parking near Unit 14 and Joe agreed to reach out to the owner to make sure renters were receiving correct parking instructions. Jody expressed concern about the extra Summer parking spot by Unit 1 once the picnic table was in place. Joe recommended signage if parking was going to be prohibited at specific spots and Kathie suggested using yellow paint to designate no parking areas.

Sonja said the governing documents did not address a tie break during the voting of new Board members. Joe confirmed Bylaws had been rewritten in 2018 and an attorney would need to draft language to make additional amendments to the Bylaws.

Concern was expressed about items being stored behind the buildings and Joe agreed to reach out to the owners and request removal of the items.

Amendments to the Rules and Regulations could be reviewed and discussed again at the next meeting.

Sonja said contact information and vehicle registration for long term renters needed to be provided to Toad. Joe said he was not aware of any recent unit changes.

Jody expressed concern about the "Welcome to Snowfall Point" on the porta-pottie. Joe said Unit 10 was under an extensive remodel and he could approach the contractor or County to find out when a functional bathroom would be ready in the unit.

Kathie asked if the back of the building could be mowed every two weeks and an additional area mowed. Kathie agreed to mark the additional area for mowing.

Kathie asked for updates to go out to owners about Pella, 159 Snowmass (Sunlight Ridge) and the Unit 10 remodel. It was agreed the update would go out after Pella provided their report and Joe said he would reach out to Sunlight Ridge for a short update from them.

Kathie suggested contacting owners in advance of the annual meeting to obtain names of volunteers and a short introduction for each volunteer.

Joe explained the Board could have work sessions to discuss topics and it was agreed to meet on August 10, 2022 at 3 pm for a work session. Sonja agreed to set up a Zoom invite to discuss Rules and Regulations and the paving project.

Joe said he did not have an update about the cost of the West Elk new roof.

Kathie made a motion to adjourn the meeting at 4:54 pm. Sonja seconded the motion and it was unanimously approved.

Prepared by Joe Robinson
Toad Property Management

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