

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS
MONDAY, JULY 22, 2024 4:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Kathie Turner
 Phil McPherson
Association Manager: Kat Loughan, Toad Property Management
 Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 4:13 p.m. and confirmed there was a quorum.

After a short discussion Kathie made a motion for the following appointments, Phil seconded the motion and it was unanimously approved:

President	Kathie Turner
Vice President	Phil McPherson
Secretary/Treasurer	Sonja Wendt

Sonja stressed the need to resolve the drainage issues at the back of Buildings A and B. Kathie said Nick from Toad was working with Dietrich Dirtworks and Todd Carroll at the Town of Mt. Crested Butte to investigate and have the drainage issues resolved. Kat said plans for the construction project above Snowfall Point had been requested by Nick and after review there would be a meeting with the Town. Brandon said he would provide updates to the Board as soon as possible.

Kathie confirmed the Association would be responsible for the cost of dirtwork at the back of the buildings. Dietrich Dirtworks had indicated it would not be a difficult project. Once the costs were known it would be possible to decide if Buildings A and B would be dealt with at the same time or separated into two projects. A special assessment for the work was not anticipated.

Sonja said she would be willing to work with Toad to keep the 5 year Capital Plan updated and bids obtained. The aim was to give owners a break from major expenses for a year and information could be gathered during that time. SGM would be paid the amount agreed upon and Kat confirmed the final invoice from SGM had just been received. It was generally agreed the remaining \$2,500 to Lacy Construction was cancelled out by the issues with the pavement project, cracking or spooling concrete and drainage.

Extensive work at Units 7 and 9 had caused problems for neighboring units and additional language to the Rules & Regulations was required so owners would keep neighbors and Toad informed of upcoming projects.

The next meeting was scheduled for Monday, August 26, 2024 at 3:00 p.m.

At 4:45 p.m. the meeting adjourned.

Prepared by Brandon Cvilikas
Toad Property Management