SNOWFALL POINT CONDOMINIUMS ASSOCIATION BOARD OF DIRECTORS MONDAY, JULY 24, 2023 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 3:07 p.m. and confirmed there was a quorum.

Kathie made a motion to approve the minutes of the June 29, 2023 meeting. Jody seconded the motion and it was unanimously approved.

Joe said he had spoken with Nathan Lacy and Jerry Burgess about the pavement and infrastructure project. Joe explained the focus at the present time was preparation for the concrete walkways and Jerry had responded with his recommendations. Joe said more work was required on the driveway grading and that would be done after the concrete walkway. Concern was expressed about pouring the concrete prior to the driveway grading being completed as the driveway appeared to be too high. Joe said Jerry Burgess suggested an on-site progress meeting with Bill or Nathan Lacy and Board/committee members to discuss the timing and details of various parts of the project. Monday, July 31st was suggested for an on-site project meeting and Joe agreed to follow up with the various parties and set up the meeting.

Joe said he would follow up with Jerry Burgess and Nathan Lacy about the inspection of the repairs to the sewer line and find out if that had been done.

Joe explained a list was being kept of damage to stone, doors, etc, and that would be discussed with Lacy Construction at a future date. Joe agreed to notify Lacy Construction of the need to move the garbage cans prior to the concrete pour.

It was agreed Joe would provide a report at the annual meeting on Thursday, July 27th, regarding the Pella window replacement. The window replacement had not cost owners money as it was part of warranty work by Pella but it had taken a lot of work by the Board over the years to make it happen. Attempts had been made to keep owners informed on the pavement and infrastructure project and Joe said he would provide a current update on the pavement and infrastructure project as progress was continually being made.

Sonja said there was a vacancy on the Architectural Committee and a request for volunteers would be made at the annual meeting. No large projects were being considered but there would be the smaller ongoing maintenance projects.

The next Board meeting was scheduled for July 31, 2023 at 3:00 p.m.

Joe said two owners had final payments to make on the special assessment. It was agreed owners would be thanked at the annual meeting for making the special assessment payments in a timely

manner to allow the pavement and infrastructure project to move forward. Joe agreed to explain to owners the negotiation process with Lacy Construction regarding the Change Order which had resulted in approximately \$10,000 being saved over the initial extra charge proposed by Lacy Construction.

Kathie agreed to provide an update to owners at the annual meeting for the Bylaw amendment and a vote would be conducted.

The date of July 18, 2024 would be proposed for the 2024 annual meeting.

At 4:41 p.m. Kathie made a motion to adjourn the meeting. Jody seconded the motion and it was unanimously approved.

Prepared by Joe Robinson Toad Property Management