**SNOWFALL POINT CONDOMINIUMS ASSOCIATION**

**BOARD OF DIRECTORS**

**MONDAY, JULY 31, 2023 3:00 P.M.**

**VIA ZOOM**

Board Members by Zoom: Jody Gunsolus

Kathie Turner

Phil McPherson

Association Manager: Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:04 p.m. and confirmed there was a quorum.

Jody made a motion to approve the minutes of the July 24, 2023 meeting. Kathie seconded the motion and it was unanimously approved.

Joe explained the first order of business would be the election of officers. After a short discussion Phil made a motion, Kathie seconded the motion and the following officers were unanimously approved:

President: Jody Gunsolus

Vice President: Kathie Turner

Secretary/Treasurer: Phil McPherson

Kathie and Jody confirmed no work had been carried out on the pavement project since Thursday. Equipment had been removed and Jody suggested Jerry Burgess, SGM, needed to review the project. It was generally agreed the lack of communication was a problem and drainage away from the building was a concern. Joe confirmed he had shared concerns with Lacy Construction and Jerry Burgess but no response had been received. Jody expressed concern that the grading appeared to be flat so concrete would be 1 inch and not 5 inch in some places. Forms would be put in by the concrete company and not Lacy Construction. Joe said a start date by the concrete company was expected to be later in the week. Joe agreed to take photographs and then arrange a meeting with Jerry Burgess and/or Nathan Lacy. It was essential the contractor or engineer gave a timeline so that could be shared with owners.

Jody confirmed the planters had been formed but nothing else had been formed. Joe reached Jerry Burgess on the phone to express concerns about the grading. Jerry Burgess confirmed the grading would allow for a concrete pour of 5 inches and the forms would be adjusted as necessary. Jody expressed concern that the clean out pipes were different heights out of the dirt. Some were just one inch out of the dirt. Jerry explained the concrete company would make adjustments to the clean out pipes as necessary prior to the pour. Jerry confirmed he would be able to measure the forms and additional dirt could be dug out if necessary. Jerry said he would be making his next inspection when 80% of the concrete forming was in place and Jerry was coordinating that with Nathan Lacy.

Joe agreed to follow up with Lacy Construction regarding the next steps.

Joe confirmed Spectrum would be at the property on August 1st to pull new cable through the conduit.

Joe said concern had been expressed by an owner about the flower box by Unit 10. Joe said he would follow up and review the placement of the flower box. Kathie said she would look for some photographs of the former flower box.

The next meeting was set for Monday, August 7, 2023 at 3 p.m. (MT).

Joe said he would provide the requested financial information to Mike Goldstrom.

At 3:47 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