

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, SEPTEMBER 8, 2021 6:30 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
Michael Goldstrom
Danielle Burkhart

Association Manager: Jordan Brandenburg, Toad Property Management

Jordan called the meeting to order at 6:32 pm and confirmed there was a quorum.

Danielle made a motion to approve the minutes of the August 19, 2021 meeting. Sonja seconded the motion and it was unanimously approved.

Jordan said Jerry of SGM Engineering had suggested a conference call, with the Board and the Paving Committee, to discuss the next steps. Sonja agreed to reach out to SGM and determine what information SGM wanted to discuss. Jordan said he would reach out to Al's Backhoe for an estimate to scope the sewer lines for comparison with other estimates received. An update, within the next 30 days, would be sent to all owners once more information was available.

Michael said he had spoken to the Association's legal counsel about Pella and provided background information and documentation. Michael explained legal counsel would be drafting a demand letter. It was agreed the demand letter would include third party replacement of the window glass and based on a rough estimate of \$10,000 per unit the demand would be for \$140,000.

Danielle said she had reached out to a couple of property management companies but they did not provide association management. Danielle explained Matt Gutter was reaching out to another property management company who might be able to provide comparison estimates for management of the association. Jordan said most associations had accepted the 50% increase in management fee in response to labor and housing shortages throughout the valley. Danielle agreed to continue to follow up and research further. Michael suggested sharing the Toad Property Management fee increase letter with all owners. Danielle agreed to draft a letter to all owners and after a quick review by the Board Jordan would distribute the letter by email to all owners.

Sonja and Danielle said they had been in contact with their insurance companies and they had both been over insured as their policies included areas already covered by the Association. Over payment was in the range of \$50 to \$100 and it was agreed to share that information with owners. Jordan agreed to check the most recent insurance policy was displayed on the Snowfall Point page on the Toad website.

Jordan said Toad would deal with additional trash at the dumpster.

Jordan said all owners were now current on Association dues. Danielle requested a copy of the financial report in Excel.

Jordan said Pete of Blue Dog Home Improvement would perform the roof inspection as soon as possible but no specific start date had been identified.

Jordan said some tidy up had been performed at the back of the building.

Sonja said she would be out of contact until October 18, 2021.

At 7:10 pm Danielle made a motion to adjourn the meeting. Sonja seconded the motion and it was unanimously approved.

Prepared by Jordan Brandenburg
Toad Property Management