

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, SEPTEMBER 21, 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 3:03 pm and confirmed there was a quorum.

Kathie made a motion to approve the minutes of the July 20, 2022 meeting. Sonja seconded the motion and it was unanimously approved.

Joe confirmed the Pella crew would be at Snowfall Point on September 26, 2022 in the morning to start work. Joe said he would be meeting the crew. Equipment, including a lift and a dumpster, would be delivered and Joe said he would be giving parking instructions to Pella. Joe explained a 26-foot truck would contain the new windows and the truck would be parked at Snowfall Point for the week.

Prior to the meeting the Board met to review and discuss the curb ribbon, planters and location of the dumpster/recycling. Sonja said the Pavement Committee would be meeting with SGM later in the day.

Kathie made a motion to move forward with the curb ribbon in 2023 subject to any price increases being the same percentage increase as other parts of the project. Sonja seconded the motion and it was unanimously approved.

Sonja made a motion to leave the garbage/recycling in the current location. Kathie seconded the motion and it was unanimously approved.

It was agreed the planters in front of Building B had been discussed and the Pavement Committee would require some direction on other planters prior to meeting with SGM, the engineers. After a long discussion about planters, dumpster and recycling bins it was agreed there would not need to be a motion.

Kathie suggested the paving be extended by Unit 14 with plantings left as they were an attractive feature. Kathie explained the pointed part of the planting area would be cut off at the front of the building and the remaining areas left for plants.

Sonja explained there would need to be discussion about irrigation lines as decisions needed to be made prior to any paving. The cost of a tap fee was not known at this time and prices ranged from \$7,000 to \$21,000.

Sonja explained the Pavement Committee would be meeting with SGM to finalize the design for the paving. Once SGM provided a proposal the Board would have the opportunity to review and comment.

Prior to the meeting Kathie had proposed revisions to the Rules and Regulations. Joe said the updated Rules and Regulations had been put on the website. Kathie agreed to draft an update to owners to help identify the amendments. Kathie made a motion to adopt the amended Rules and Regulations. Jody seconded the motion and it was unanimously approved.

Joe confirmed CCIOA (Colorado Common Interest Ownership Act) supported a “coin flip” to settle a tie in election votes. It was generally agreed the coin flip would be an acceptable way to deal with any potential ties in election votes. It was suggested interested owners needed to volunteer for the Board at least 30 days prior to any election. Joe said the suggested changes to the Bylaws had been sent to Jacob With at Law of the Rockies for review and an estimate to amend the Bylaws.

Joe said the Guest Parking sign had been put back in place. How the sign was damaged was unclear. Joe explained temporary posts could be used for guest parking signs and Joe circulated some examples. A temporary sign could be used for the location near Unit 1. Kathie agreed to draft a note to owners explaining the guest parking spaces and clarifying those spaces were not additional parking spaces for short term rental guests.

Joe explained Toad had inspected the electrical wiring outside the building and Electronic Solutions could test the wiring and remove wire no longer in use. A second, easier option, would be for Toad to tidy up the wires by securing the wiring to the building. Joe agreed to follow up with Electronic Solutions for a proposal and Toad would go ahead and do some clean up of the wires before the start of winter.

Joe said Unit 10 still did not have a working toilet and the contractor for the remodel had confirmed the port-a-potty could not be removed at this time. Joe confirmed he would continue to follow up with the contractor.

Joe confirmed the sewer line had been replaced and the ground restored.

Joe said some weed whacking would be performed around the buildings. Concern was expressed about rocks/concrete near the electrical box at the rear of the building and also the unfinished retaining wall. Joe agreed to meet David Gross, the contractor, to discuss the concerns and make safe before winter.

Kathie expressed concern about the remains of the straw filled netting between the buildings and behind the dumpster. It was agreed damage could be caused to the drain. Sonja expressed concern about an open drain on the land between Snowfall Point and Pitchfork and Joe agreed to follow up. Joe said the Toad crew would tidy up around the buildings.

Joe agreed to send an email to owners reminding them of the upcoming Pella work.

Joe said he would continue to work on the Snowfall Point financials. Joe explained some money needed to be transferred between the bank accounts. Joe said operating expenses were generally in line with budget.

Joe explained Randy Adams would work on the railings the week of October 3, 2022. Joe agreed to notify owners of the start date.

Jody expressed concern about the need to replace some of the seats on the outside benches. Joe agreed to research and obtain costs to make the repairs.

It was agreed the next meeting would be scheduled for December 7, 2022 at 3:00 pm.

Jody and Sonja agreed to work on the five year plan.

Kathie made a motion to adjourn the meeting at 4:31 pm. Sonja seconded the motion and it was unanimously approved.

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Prepared by Joe Robinson  
Toad Property Management

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