

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
BOARD OF DIRECTORS  
MONDAY, NOVEMBER 6, 2023 3:00 P.M.  
VIA ZOOM**

Board Members by Zoom: Jody Gunsolus  
Kathie Turner  
Phil McPherson

Association Manager: Joe Robinson, Toad Property Management  
Rob Harper, 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 September 26, 2023 board meeting. Jody seconded the motion and it was unanimously approved.

Joe explained the pavement project was nearly complete after multiple delays. Attempts had been made to prepare a list of priorities and items to be completed prior to the final payment being made to Lacy Construction. Jerry of SGM had identified some concrete areas which required cleanup and Kathie suggested a payment be made to Lacy Construction with \$10,000 held back for some final work being completed in the Spring.

Joe explained the stone veneer around the two planter boxes still needed to be completed. A sample of the stone had been provided and Lacy Construction was attempting to obtain a contractor. Kathie made a motion to approve the stone sample as presented. Jody seconded the motion and it was unanimously approved. Kathie said some areas of the buildings also required stone repair and that work needed to be completed as soon as possible.

Joe said Jerry of SGM had also been asked to put in writing to Lacy Construction a list of the items which required completing or tidying up. Joe would continue to follow up with Jerry about the fire hydrant and responsibility for that repair as the work might be performed by Mt. Crested Butte Water & Sanitation District.

Joe explained there was \$165,341 to be paid to Lacy Construction, \$127,720 of that for the completed asphalt. It was generally agreed the \$127,720 needed to be paid as soon as possible. After a long discussion about the outstanding items Joe confirmed he had a comprehensive list of items to take to Lacy Construction. Kathie made a motion to retain \$10,000 of the final invoice payment to Lacy Construction pending completion of the items on the list. Phil seconded the motion and it was unanimously approved. Joe agreed to prepare a \$155,341 check to Lacy Construction.

Rob said moving dirt away from the stucco at the back of the building would probably cost \$650. The work would be performed as soon as the weather allowed.

Joe agreed to obtain a bid from SealCo to seal the asphalt in 2024.

Rob suggested putting plywood over the two planters for the Winter.

Joe confirmed a financial report would be circulated to the Board in the next couple of weeks. Approximately \$30,000 would be left in the Reserve once the Lacy Construction payment had been made.

The next meeting was scheduled for December 6, 2023 at 4:00 p.m.

It was generally agreed the overall pavement project looked good and would make snow removal less challenging.

At 4:07 p.m. Kathie made a motion to adjourn the meeting. Phil seconded the motion and it was unanimously approved.

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Prepared by Joe Robinson  
Toad Property Management

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