

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 6, 2023 4:00 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 4:04 p.m. and confirmed there was a quorum.

Kathie made a motion to approve the minutes of the November 6, 2023 board meeting. Jody seconded the motion and it was unanimously approved.

After discussion it was agreed the stonemason arranged by Lacy Construction would go ahead and put the stonework on the planter boxes. Kathie said loose or damaged stonework on the buildings had been dealt with except one small loose rock at Unit 5. Joe said he would ask Lacy Construction to deal with the loose rock and also to move the plant box back closer to the wall of Unit 5.

Kathie confirmed the driveway/walkway crack in front of the buildings had been sealed.

Joe said payment for the pavement project had been made to Lacy Construction except for approximately \$15,000, \$5,000 for Minor Contract Revisions and \$10,000 pending completion of the entire project. It was agreed the \$10,000 for project completion included the cost of the stonework on the planter boxes. The total project cost, including the original contract and change orders, was \$402,255. Work at the back of the building to move dirt, not part of the original contract, had been invoiced by Lacy Construction for \$2,500. It was agreed additional work was required at the back of the building in the Spring to restore correct drainage and that work would exceed the \$2,500 invoiced by Lacy Construction. After discussion it was agreed Joe would ask Lacy Construction to waive the invoiced \$2,500 and the Association would agree to pay for the remediation work at the back of the building without holding Lacy Construction responsible for any part of that cost.

Joe said Doug Collins of Mt. Crested Butte Water & Sanitation District had ordered the part to bring the fire hydrant into compliance with the requirement that all fire hydrants be at least 42 inches above grade. The cost from Mt. Crested Butte Water & Sanitation District for that work was approximately \$1,670. After discussion it was agreed the \$1,670 would be part of the \$5,000 Minor Contract Revision figure and Joe would contact Lacy Construction to pay Mt. Crested Butte Water & Sanitation District directly.

SGM invoices had been sent to 20 Snowfall Drive in error. A letter had been received from Jerry Burgess at SGM with a general explanation of the costs included in the outstanding invoices. Joe explained there had not been a Contract since 2022 and SGM had been invoicing for Jerry's time. Joe said approximately \$15,000 had already been paid to SGM and the outstanding invoices were approximately \$3,400. The August 2021 letter from SGM gave a "not to exceed" figure of \$12,300 to oversee the entire pavement project unless additional work was necessary outside of the original scope. SGM had not notified the Association of the additional work prior to invoicing the hours. After

discussion Joe agreed to ask SGM to provide a detailed explanation for the hours which were outside of the original scope of work.

Prior to the meeting a quarterly financial report had been sent to the Board. Joe said the fireplace inspection invoice had not been paid as the contractor had charged for all units, approximately \$1,625, despite being advised previously that some units did not require inspection. Joe said he would reach out to the owner who was currently delinquent on dues. Kathie said as the new large dumpster had side doors it would be necessary for Toad to periodically shovel either side of the dumpster. Kathie also asked that Waste Management place the dumpster on the concrete pad and not partially off the pad. Joe agreed to obtain some gravel to be used periodically during the Winter.

Kathie said the driveway had been plowed with a loader three times within 24 hours when there was less than 3 inches of snow. Joe agreed to follow up with the contractor.

Joe said Unit 7 had experienced a roof leak. After investigation it appeared the leak into the old fireplace had been happening for a while, prior to any remodel work at that unit. Joe said Drake Austin had been asked to make the roof repairs at Unit 7. Joe said a glue and screw on the entire roof had not been performed and Joe would follow up with Blue Dog Home Improvement as it would need to be done in 2024.

Joe explained it would not be possible to remove dirt away from the stucco until the Spring when the ground was clear of snow and the dirt was soft.

Joe said SealCo had bid \$9,288 for a 2024 inspection and sealcoat of the new driveway. The sealcoat would help to protect the surface of the driveway. A decision could be made in 2024 when operating expenses were known.

At 5:24 p.m. Jody made a motion to adjourn the meeting. Phil seconded the motion and it was unanimously approved.

Prepared by Joe Robinson
Toad Property Management