

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 7, 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 3:06 pm and confirmed there was a quorum.

Kathie made a motion to approve the minutes of the September 21, 2022 meeting. Jody seconded the motion and it was unanimously approved.

Joe said Pella could transport the remaining windows to Snowfall Point the week of December 19th. The crew could be there on the 20th subject to a lift and dumpster being available. If not completed at that time it would be January when snow at the back of the building might be too deep for the work to be completed. The work would be approximately two days, most of the work would be at the back of the building with just a few windows at the front of the building. Concern was expressed about parking, location for the dumpster and people occupying the units for the holidays.

After discussion it was agreed Pella should go ahead with the work if possible. Joe agreed to research the units requiring replacement of the front windows. Doubt was expressed about the logistics of Pella making the work happen at that time. Joe agreed to contact Pella and get back to the Board with an update. Kathie agreed to draft an email to owners if the work was going ahead. If the work could not happen the week of December 19th Joe agreed to find out potential dates and the amount of snow at the back of the building would also be a major consideration.

Joe explained some backup windows were being stored at Unit 7. Joe said there was a warranty on windows and retaining the backup windows would be beneficial as Pella would just need to schedule the work and not wait for delivery of windows. Where to store the backup windows in the long term would need to be discussed at future Board meetings.

Sonja explained the Pavement Committee had been meeting and communicating with SGM. Sonja said SGM had staffing issues and SGM hoped to obtain bids in January with the work being completed in late Spring. Sonja said she would email the Board when there were updates from SGM.

Joe explained Waste Management would be changing to single stream recycling and Waste Management would like to stop the toters for recycling and have a 2 yard dumpster. Joe said he had requested a bid for the 2 yard dumpster as there might be cost savings.

Joe said the railings and caps had been completed. Kathie said she thought the railings looked good. Joe explained the cost had been charged to Building Maintenance and said there had been more work than originally estimated.

Joe confirmed the straw netting and benches had been dealt with.

Joe confirmed the sewer line replacement had been completed. The Town of Crested Butte would be refunding the \$500 deposit for the excavation permit.

David Gross, the contractor working above Snowfall Point, thought the project had progressed enough to prevent any additional debris rolling down the hillside. Kathie said the silt fence required repair and Joe said he would follow up with David Gross.

Joe said roof repairs, the flashing around the chimney, had been completed at Unit 1 by Blue Dog Home Improvement and no additional leaks had occurred.

Joe said a screw and glue had not been performed prior to the snowfall and Blue Dog would perform the work in the Spring. Kathie agreed to draft an email to owners reminding them of the potential of snow sliding off the roof during the winter.

Sonja said she would continue to work on the 5 year Capital Plan. Roof replacement might be the next large project after the pavement work was completed. Joe said it was very difficult to get a contractor to inspect the condition of the roof and to estimate the number of years before replacement was necessary.

Joe said some clean up work on the wires at the back of the building had been completed before the snow arrived. It had not been possible to get Electronic Solutions to provide a bid to remove some of the old/unused wires. Joe agreed to follow up with Electronic Solutions.

Joe agreed to follow up on a bid for stucco repair and report back to the Board.

Joe said a drain cover was required for the uncovered drain between Snowfall Point and Pitchfork. Joe said he would follow up and report back to the Board.

Prior to the meeting a financial report had been distributed to the Board for the first quarter. Joe said Building Maintenance was approximately \$2,500 over Budget and most of that was due to the work performed on the railings. Other expenses were running close to Budget. Joe said snow removal had started but invoices had not yet been received for the work.

Joe said the fuel and environmental charge from Waste Management did fluctuate a little each month but expenses were still close to the Budget. Savings might be possible if a 2 yard dumpster was used for recycling.

The next meeting was scheduled for February 15, 2023 at 3 p.m.

Sonja made a motion to adjourn the meeting at 4:16 pm. Kathie seconded the motion and it was unanimously approved.