

SNOWFALL POINT CONDOMINIUMS ASSOCIATION

BOARD OF DIRECTORS

MONDAY, JULY 15, 2024 3:00 P.M.

VIA ZOOM

Board Members by Zoom: Jody Gunsolus
Kathie Turner
Phil McPherson

Association Manager: Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 3:04 p.m. and confirmed there was a quorum. Brandon explained the main purpose of the meeting was to prepare for the Annual Meeting on July 18th.

Kat confirmed she would send the email, approved by the Board, to Jerry at SGM and copy the Board.

It was agreed Brandon would provide an update on the recent projects at the annual meeting. Kathie said in the Fall she had shared a summary of the completed projects with Toad and Brandon agreed to review that prior to the meeting. Kathie confirmed a 5 year plan had been discussed in the past and Phil said the owners involved had stressed the need to be careful with Association spending.

Jody said insurance would not pay for roof replacement if it was just necessary due to wear and tear. It would need to be catastrophic event for the insurance policy to pay for roof replacement. Owners would be updated at the Annual Meeting about the HO6 insurance coverage available to unit owners. Kathie said she would update owners about the recently introduced Gunnison County fraud program.

Brandon said he would follow up with Rob Harper regarding Lacy Construction so an update could be given at the Annual Meeting. The update would include the pavement project and the project being built uphill of Snowfall Point. Brandon and Nick Sledge would provide an update on the drainage at the back of the buildings.

Jody explained Gunnison County Electric Association (GCEA) had identified an electrical issue at the meter at the back of Building A. GCEA had stated the issue needed to be addressed by an electrician and was not the responsibility of GCEA. Jody said she would send the GCEA explanation/details to Brandon so an electrician could be engaged. Other units would need to be checked and power might need to be turned off.

Brandon said he had not received any proxies for the Annual Meeting. Topics and presentation of information for the Annual Meeting were discussed. It was generally agreed a steady growth of the Reserve Fund was preferred by owners rather than a dues increase or a special assessment so soon after the large pavement project assessment.

At 3:50 p.m. Kathie moved to adjourn the meeting. Phil seconded the motion and it was unanimously approved.

Prepared by Brandon Cvilikas, Toad Property Management