

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 23, 2019 10:00 A.M.
OFFICE OF TOAD PROPERTY MANAGEMENT
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Board Members by Phone: Matt Gutter
 Paul Williams
 Michael Goldstrom

Association Manager: Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 10:03 am.

Matt made a motion to elect the following officers:

President	Matt Gutter
Vice President	Michael Goldstrom
Secretary/Treasurer	Paul Williams

Paul seconded the motion and it was unanimously approved.

After discussion it was agreed the roof and the driveway did not need to be replaced at the present time and the Association needed to continue saving each year and adding to the Reserve Account for those future expenses. Michael agreed to prepare the first draft of an email to be sent to all owners asking owners to prioritize future capital items such as driveway (replacement or continued patching with occasional sealcoating) roof replacement and additional landscaping. Once the Board approved the email Rob would send to all owners and the Board would review the responses and prepare a list of priorities. Rob agreed to start work a simplified capital plan with rough cost estimates for the Board to review.

Matt said a dog had been barking in Pitchfork for several evenings and Matt said he would try to pinpoint which unit the noise was coming from and Rob would follow up.

At 10:37 am Matt made a motion to adjourn the meeting. Paul seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.