

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
MONDAY, AUGUST 19, 2024 4:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
Kathie Turner
Association Manager: Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management
Nick Sledge, Toad Property Management

Brandon called the meeting to order at 4:17 p.m. and confirmed there was a quorum.

Brandon said the Town of Mt. Crested Butte had not responded to invitations to attend the meeting. Nick said he would continue to reach out to the Town. Nick explained the grading/drainage plans for the Peaks at Snowmass had been obtained and shared with the Board. Nick said the work at the back of Snowfall Point did not match the plans and as a result drainage issues were being seen at the Snowfall Point buildings. Nick said the Town would have the authority to discuss the issues and solutions with the Developer as the Town permit was still open. Landscaping, as identified on the plans, had not been planted.

Nick recommended moving forward with work behind Building B so repairs at Unit 10 could be completed. The Building A drainage issues appeared to be specific to the construction at lot above. Nick recommended the grade of the dirt behind Building B be lowered and away from the building prior to Winter. Rask Dietrich did not think an engineer was necessary and Sonja said engaging an engineer might be beneficial for a long-term solution.

Brandon confirmed there was approximately \$15,000 in the Reserve account and \$14,000 in the Checking account. It was generally agreed building the Reserve funds back up in the future was the intention of the Board.

Kathie suggested the following actions:

1. Continue to reach out to the Town of Mt. Crested Butte regarding issues at Building A and potential impact on Building B.
2. Engage Dietrich Dirtworks to perform the work at the back of Building B, a cost of approximately \$9,000.
3. Assess the situation and decide what action to take next.

Sonja suggested parallel activities to the above three points and reaching out to engineers and also obtaining legal advice to understand the options the Association had.

Nick suggested removing the Native Meadow mix seeding from the Dietrich Dirtworks bid unless the Town required the seeding to be completed at the end of the project. Kathie expressed concern about the Native Meadow mix. After a short discussion it was agreed the area needed to be revegetated with grass seed which would be mowed to allow owners, children, guests and pets to enjoy the area as they had in the past.

Kathie moved to hire Dietrich Dirtworks to perform the work at the back of Building B. Sonja seconded the motion subject to the parallel activities mentioned above being incorporated. The motion was unanimously approved.

Kathie explained a special assessment of \$650 per unit would generate sufficient funds to cover the Dietrich Dirtworks bid. After discussion Kathie moved to levy a special assessment of \$650 per unit due within 2 months of the invoice date. Sonja seconded the motion and it was unanimously approved. Kathie agreed to draft a letter to owners and Brandon would distribute.

Nick said he would continue to reach out to Todd Carroll at the Town of Mt. Crested Butte regarding drainage at the back of the buildings. Kathie offered to assist Nick if necessary. Nick agreed to engage Dietrich Dirtworks and work with Bill Wendt for engineer recommendations. Options for legal advice would also be researched in case it became necessary.

The next meeting was scheduled for Monday, August 26, 2024 at 3 p.m. [originally set for 3—move to 4?]

At 5:30 p.m. the meeting adjourned.

Prepared by Brandon Cvilikas
Toad Property Management