

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
ANNUAL OWNERS' MEETING
THURSDAY, JULY 18, 2024 – 5:00 P.M.
VIA ZOOM**

Present:

- Bobby Crimi, Unit 1
- Ray Sprague & Kathie Turner, Units 2 & 3
- Jodi & Roy Gunsolus, Unit 4
- Mike Goldstrom, Unit 6
- Tom Chaille, Unit 7
- Bill & Sonja Wendt, Unit 8
- Lindsey Collins, Unit 9
- Annie Robinson, Unit 10
- Betsy Cooney, Unit 12
- Heather Reycraft, Unit 13
- Phil McPherson, Unit 14
- Brandon Cvilikas - Toad Property Management (Manager)
- Kat Loughan – Toad Property Management
- Nick Sledge – Toad Property Management
- Rob Harper – Toad Property Management

Proxy to Kathie Turner: Unit 5

Brandon Cvilikas called the meeting to order at 5:10 p.m., confirmed notice for the meeting was mailed on July 1, 2024, and said there was a quorum.

Kathie Turner moved to approve the minutes of the July 27, 2023 meeting. Phil McPherson seconded the motion and it was unanimously approved.

Brandon Cvilikas and Kat Loughan of Toad Property Management introduced themselves. Brandon explained they worked a “buddy system” to improve availability and communication with the owners. Nick Sledge of Toad Property Management introduced himself and said he was the Project Manager for Toad.

Brandon said several small maintenance projects had been completed as well as sealcoating the new surface of the parking lot. Brandon explained he would be emailing all owners to find out internet and television providers to determine if any dishes or cables around the building were redundant and could be removed.

Brandon explained CB Electric and Gunnison County Electric Association would be inspecting some electricity meters prior to the winter. Electricity would need to be turned off for a short period as part of the inspection and Brandon would notify owners in advance.

Nick Sledge said he was waiting for Dietrich Dirtworks to provide an estimate for drainage work behind the buildings, including moving dirt away from the buildings. Nick explained the cause of the water behind Building A was not known and Nick said he would continue to investigate and research with the Town of Mt. Crested Butte. Concern had been expressed that work at the construction project above Snowfall Point might be responsible for the drainage issues behind both buildings.

Roy Gunsolus stressed the need for neighboring projects to contain water on their own lot and it was important to work with the Town of Mt. Crested Butte to confirm if the contractor at the project above Snowfall Point needed to do additional work.

Nick Sledge confirmed Blue Dog Home Improvement would be inspecting the chimneys and the roofs as well as performing a screw and glue on the roofs and making any necessary repairs.

Nick said he would continue to follow up with stucco repair companies to obtain estimates for the work. Nick explained there would be two options: repair and skim coat the entire surface or repair cracks and paint. Nick said matching the stucco paint color might be difficult and the repair and skim coat of the entire surface was more expensive but the finished product looked better. Phil McPherson said no updated 5-year plan had been prepared since the 2023 meeting and as a very large project had recently been completed several owners expressed the need to reduce spending and allow some time between projects. Brandon confirmed he had earlier versions of the 5-year plans and would work on those. Nick said he would obtain bids for stucco work. The cleanup of cables and satellite dishes would need to be completed prior to work on the stucco.

Kathie Turner said bids needed to be obtained to paint the wood areas on the back of the buildings and Nick agreed to inspect and obtain bids.

Annie Robinson said she had spoken with Nick Sledge about several issues in her unit and had photographs of those areas. Nick confirmed he would follow up and address the points Annie had raised.

Kat Loughan said she had completed extensive research about insurance. Kat suggested owners check their unit insurance policies to confirm HO6 coverage was included. Kat explained the additional cost was minimal and the HO6 coverage might provide coverage that was not covered by the Association's insurance policy. The HO6 policy could provide liability coverage, damage coverage, and rental costs if the unit could not be occupied. Loss Assessment coverage was also an option on some of the policies and that might give owners an opportunity to receive reimbursement for special assessments for repairs or capital projects. Jody explained her HO6 policy would only cover reimbursement for catastrophic damage but encouraged owners to reach out to their carrier or agent as all companies offered slightly different benefits.

Kathie Turner explained the pavement project had been extensive, starting on May 24, 2023, and not finishing the punch list until late December, 2023. The project included extensive sewer line work and drainage corrections as well as the paving, sidewalks, and a new concrete pad for the dumpster. The frequent, historic pooling of the water in the parking lot had been resolved. Kathie confirmed \$2,500 was still outstanding to Lacy Construction and that figure had just been identified. Kathie explained SGM had not sent invoices to the correct address and once those invoices had been received and reviewed by the Board some of the charges had been challenged. The Association had made an offer to pay SGM for the work the Board felt was fair and justified but as yet SGM had not responded.

Homeowners expressed concern about the spawling of the concrete pad. Rob Harper said that Lacy Construction would not return to address the concrete and retaining the \$2,500 might be an option.

A financial report and 2024/2025 Budget had been sent to all owners as part of the annual meeting documents. Brandon confirmed the 2024/2025 Budget kept dues at the current level. Expenses for 2023/2024 had been close to budget. Brandon confirmed the Reserve Account had approximately \$15,500 and the Operating Account approximately \$18,000. Approximately \$6,400 would be added to the Reserve Account in 2025. Phil McPherson said there had been an increase in the cost of insurance but the increase had not been as large as some associations faced.

The 2024/2025 Operating Budget did not address Capital Improvement projects over the next 5 years and Kat Loughan explained the Board had decided to discuss Capital Improvement funding after a break for one year and once the 5-year Plan was completed.

Kathie Turner moved to ratify the 2024/2025 Budget as presented. Jody Gunsolus seconded the motion and it was unanimously approved.

Kat Loughan thanked Jody Gunsolus for her service on the Board and said Sonja Wendt was the only owner to submit her statement in the timeframe outlined in the governing documents. Sonja Wendt was therefore appointed to the Board for a three year term.

Kathie Turner said Gunnison County had introduced a fraud protection program and Kathie encouraged owners to go online and sign up for the program to protect ownership of their unit. Kathie said she would email the information to all owners.

The next meeting was scheduled for Thursday, July 17, 2025 at 5:00 p.m.

Kathie Turner thanked Rob, Nick, Kat, and Brandon of Toad for their support and assistance.

At 6:15 p.m. Phil McPherson moved to adjourn the meeting. Sonja Wendt seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management