

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF MANAGERS
TUESDAY, AUGUST 5, 2014 – 5:00 P.M.
318 ELK AVENUE, SUITE 24**

Present: Ray Sprague
Cary Couch
Kristin McGill
Gordon & Angela Reeves, Toad Property Management, Inc. (Manager)

Angela called the meeting to order at 5:10 pm.

After a short discussion the following officers were elected:

President	Ray Sprague
Vice President	Cary Couch
Secretary/Treasurer	Kristin McGill

Angela said changes had been made to the draft July 9, 2014 and circulated just prior to the start of the meeting. Angela asked the Board to review the changes and get back to her with any changes as she would be sending them to all owners. Cary questioned the paragraph regarding prior decisions made by the Board and the removal of the prior President in 2013 and said no officers had been appointed that year as board members were not responding to emails and no board meeting had been held. Ray said the statement was made during the meeting, whether it was accurate or not, and it was agreed the wording would remain in the minutes.

Kristin said several associations were amending their rules to prohibit cigarette smoking on balconies. After discussion it was agreed to obtain feedback from owners.

Cary said balconies and front porches were being used for storage and asked that a reminder be sent to all owners to keep balconies and front porches clear of items except for outdoor furniture.

Ray said a lot of people and dogs from outside of Snowfall Point were going through the property. After a short discussion Gordon was asked to research the cost of a dog waste station to be put on the building next to the dumpster and a reminder to be sent to all owners about picking up after their dog and keeping dogs on a leash.

Kristin said the asphalt patch was still soft and Gordon said the patch would harden once the frequent rain showers stopped and we had colder weather. Ray said there were some asphalt marks on the concrete curbs which needed to be removed with mineral spirits. Angela said the seal coating and patching had been completed for the \$6,400 quoted on the estimate and the Board approved payment.

Angela said the Purple Peak final invoice was \$7,752 over estimate due to a second coat of paint being applied, stucco repairs and overhead garage door jambs. Angela said the total for the work performed by Purple Peak was \$33,787 and Purple Peak was still the lowest quote. Angela said the original estimated amount of \$26,035 had been paid to Purple Peak and she requested Board approval to pay the additional \$7,752. After a short discussion it was unanimously agreed the additional \$7,752 would be paid to Purple Peak once they had removed the lift parked at the entrance to Snowfall Point.

Angela said Purple Peak had said they would return to clean up some areas of drips and splashes. Kristin said there was some trash at the back of the building, buckets and signs. Ray and Kristin agreed to throw items into the dumpster.

Angela said most of the recent weed pulling had been paid for by Pitchfork and Snowfall Point would be responsible for a small charge for the removal of weeds on their property. Angela confirmed the garbage collection had been increased for the month of July and would be returning to the usual collection every other week with recycle collection each week. Kristin asked that owners be reminded to break down cardboard.

Angela said Unit 7, Building B, had not responded to requests for payment of dues and special assessments and it was unanimously agreed the Notice of Lien should be signed by Ray as the President of the association and filed in the County records.

Ray said at the annual meeting it had been suggested the annual transfer to the reserve fund be increased to 20% from 10%. Angela said after the final payments were made for seal coating and painting she would distribute a financial report to the Board and at the next meeting the Board would review the dues level and any possible special assessment to prepare for roof replacement in a few years. It was agreed the roof would be monitored and snow removal on the back of the roof would be completed if necessary to reduce the risk of leaks.

After a short discussion it was agreed the next Board meeting would be held on September 11, 2014 at 5 pm.

As there was no additional business the meeting adjourned at 6:10 pm.

Prepared by Angela Reeves,
Toad Property Management, Inc.