

SNOWFALL POINT CONDOMINIUMS ASSOCIATION
BOARD OF MANAGERS
TUESDAY, MARCH 14, 2017 – 5:00 P.M.
318 ELK AVENUE, SUITE 24

Present: Ray Sprague
Cary Couch
Rob Harper, Toad Property Management, Inc.

Ray said Kristin had emailed some suggestions for snow removal and recommended Mason Construction who were prepared to guarantee snow removal within a set two hour window. Rob explained it had been difficult during December and January to keep up with snow removal and every snow removal company had been stretched. Ray said in addition to a snow removal company it was also necessary to determine a better way of measuring snow depth as the PowCam only gave snow depths after 4 pm each day. After a long discussion the following was unanimously agreed:

1. Mason Construction would be asked to plow for the 2017/18 season between 9 am and 11 am after 6 inches or more of snow.
2. Toad Property Management would clean up snow close to the buildings and dumpster.
3. Snow removal by Mason Construction would be triggered by the CBMR website showing more than 6 inches of snow fallen in the previous 24 hours. During December and January the 48 hour report would also be a useful tool.
4. Mason Construction would use a loader, similar to Lacy Construction, and Toad Property Management would use a skidsteer.
5. Any complaints regarding snow removal must be discussed with the Board prior to any contact with the snow removal company.

Rob expressed concern about a loader making multiple turns in the parking lot and potential damage to the asphalt. Rob said \$3,000 had been spent on asphalt patching in 2016 and the repairs had held up well with the loader making two sweeps of the parking lot and the smaller skidsteer doing the rest. Rob explained the snow removal costs so far for the season were only \$1,000 over budget despite the ski area reporting 309 inches and the need to truck away snow as snowbanks were so high.

Rob said money would be moved into the reserve account at the end of the season for future roof and parking lot expenses.

Cary expressed concern about parking. Cary said the environment had changed since the 2010 Rules and Regulations were written and with four units long term rented too many vehicles were being parked in front of the buildings. A long discussion followed regarding revisions to the Rules and Regulations and also enforcement of the existing rules.

It was agreed too many vehicles were being parked in front of garages and causing additional time and expense for snow removal as well as vehicles not being moved and making it difficult to access a unit in an emergency due to snow and ice piles. It was decided Rob would draft a letter to all owners attaching the existing Rules and Regulations and if necessary the Board would discuss revisions to the Rules and Regulations at the annual meeting. In an attempt to reach all occupants it was agreed the letter, once finalized by the Board, would be mailed and e-mailed to owners and a copy attached to every front door so renters would receive the same information. Additional actions would be considered if the letter and

Rules and Regulations did not reduce the parking problem and Rob agreed to research the correct procedure for amending the Rules and Regulations was necessary.

Ray requested "No Parking" signs for the dumpster. After discussion it was unanimously agreed a magnetic "No Parking" sign would be attached to the dumpster and signs placed either side of the dumpster saying "No Parking Between Signs".

Rob said owners had not been supplying him with contact information for renters and it was agreed all owners must supply the management company with current contact information for any long term rental tenants.

Rob said the Pella representative would be checking the windows in the Spring and Rob would let the Board know as soon as a date was received.

Ray said additional work on the fence would be necessary in the Spring due to snow damage and Ray suggested taking the wire off in the late Fall in the future to reduce repair costs in the Spring.

Rob said the next Board meeting would discuss the draft budget.

Prepared by Rob Harper
Toad Property Management, Inc.