

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
THURSDAY, AUGUST 15, 2024
VIA ZOOM**

Present: Ruth Collins, Unit 1
Nikki Pulitzer, Unit 5
Gabe Schirm, Unit 7
Troy Pickett, Unit 8
Bobby Medlin, Unit 9
Corey Robinson, Unit 10
RJ
Kari
Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Brandon Cvilikas called the meeting to order at 5:32 pm and confirmed the meeting had a quorum.

Corey Robinson made a motion to approve the minutes of the July 28, 2023 meeting. Ruth Collins seconded the motion and it was unanimously approved.

Corey Robinson explained the insurance policy had increased coverage and increased the deductible from \$10,000 to \$25,000. Some additional changes had been made and the policy renewed at a lower premium than the prior year. The renewal had been paid in full to avoid the monthly renewal fees.

Corey said common area cleaning had been carried out twice a month. Carpet cleaning would be completed in the next few months. Approximately \$3,000 had been saved over the prior year with Corey performing the common area cleaning.

Corey explained trash removal had been reduced to a once per month schedule. The new schedule appeared to work well and reduced costs for the Association by approximately \$4,500 per year. Recycling had been set up by Gabe Schirm and was generally going well. Corey reminded owners/guests that only plastics #1 and #2 could be recycled and only corrugated cardboard. Recycling was taken down to the Gunnison Recycling Center twice a month by Corey.

Corey thanked Ruth Collins for planting the flower boxes. RJ was thanked for painting at the front and back entrance of the building. Corey had painted the lines and numbers in the parking lot.

Kat Loughan suggested owners review their unit insurance policy and add an H06 if it was not already included. The H06 would cover any special assessments for catastrophic events. If the Association had a large claim the \$25,000 deductible would be paid by a special assessment from each unit and the H06 would reimburse owners for that cost.

Corey Robinson confirmed the Association had approximately \$46,000 in the Bank following the annual payment of insurance premiums. Brandon Cvilikas said a Money Market Account would be opened with US Bank. A \$25,000 deposit would accrue interest at 4.2%.

Brandon Cvilikas confirmed the Lacy Construction snow removal contract had been cancelled and Turner Peterson of Lapis Construction would continue to remove snow with his Skidsteer. Ruth Collins suggested owners be given advance notice during the season to move vehicles out of the parking lot so Turner could completely clear the parking lot of ice and snow. The smaller machine would make it easier to clear snow from the parking lot. Brandon would check with Turner to confirm the timing of the plowing and report back to owners prior to the start of winter. Plowing would occur after at least 4 inches of snow. Corey Robinson asked that future financial reports have separate line items for snow removal machine and snow removal shovel. Corey confirmed he had been removing snow around the building.

Brandon Cvilikas confirmed the No Parking sign had been installed.

Prior to the meeting a financial report and Budget had been circulated to all owners. Dues for 2025 remained at the same level as 2024. Reducing dues in the future might be possible but it was necessary to retain a healthy Reserve. Corey Robinson said a Reserve Study would be prepared to help with future planning and Toad and the Board would continue to discuss. The State might introduce legislation for association Reserve Studies in the next few years.

Bobby Medlin made a motion to approve the 2025 Budget as presented. Corey Robinson seconded the motion and it was unanimously approved.

Brandon Cvilikas thanked Gabe Schirm for his service on the Board. Nikki Pulitzer had volunteered to join the Board and no additional names had been put forward. A motion was made to appoint Nikki Pulitzer to the Board. Bobby Medlin seconded the motion and it was unanimously approved.

Kat Loughan said the Management Agreement with Toad renewed automatically each year and there was the opportunity to cancel or amend the Agreement at any time. Kat said the change in ownership of Toad would probably not have an impact on the Agreement or pricing at the present time. The new owner would meet with the Board in the future to introduce himself.

The next meeting was tentatively scheduled for Thursday, August 14, 2025 at 5:30 p.m.

Brandon Cvilikas encouraged owners to reach out to him with questions.

Corey Richardson said the lawn was looking good after the recent rain. Corey suggested updating the Rules & Regulations and encouraged owners to reach out to him with suggestions or comments. Corey said the bear had caused some damage to the fence but had not been able to get into the dumpster.

At 6:31 p.m. Nikki Pulitzer made a motion to adjourn the meeting. Troy Pickett seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

DRAFT