

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
THURSDAY, AUGUST 28, 2025
VIA ZOOM**

Present: Ruth Collins, Unit 1
Jeanie Youngwerth
Robert Mikkelson, Unit 4
Nikki Pulitzer, Unit 5
Troy Pickett, Unit 8
Bobby Medlin, Unit 9
Corey Robinson, Unit 10
Brandon Cvilikas, Toad Property Management

Proxy to Corey Robinson: Unit 6
Proxy to Troy Pickett Unit 7

Brandon Cvilikas called the meeting to order at 5:34 p.m. and confirmed the meeting had a quorum. Notice of the meeting had been sent on August 13, 2025.

Bobby Medlin made a motion to approve the minutes of the August 18, 2024 meeting. Ruth Collins seconded the motion and it was unanimously approved.

Brandon Cvilikas said the Association was in a good financial position and a Money Market account had been opened. The Operating Account had a balance of approximately \$24,751 and the Money Market (Reserve) Account had a balance of approximately \$45,575.

Insurance for the building was now with State Farm and the annual premium was lower than the American Family policy for the prior year with the same level of coverage.

A 3 year contract with Waste Management had been agreed by the Board and Waste Management had significantly lowered their monthly collection rates. A bear had been getting into the dumpster and Brandon thanked Board members for the clean up they had performed each time. Ruth Collins said there was not a lock on the dumpster at the current time as the lock had been very difficult to use. Ruth suggested using a Carabiner or something else which was easy to use. Brandon said Toad would set up a different closing mechanism on the dumpster. The dumpster surround had been damaged by the bear and a different, stronger surround for the dumpster would be investigated. Corey Robinson said bids were being obtained for the exterior stairs and the same contractors would be asked for proposals for the dumpster surround. Quotes for wood and composite wood would be obtained.

Ruth Collins said exterior painting of the siding was required and Brandon said quotes would be obtained for the work to be performed in 2026.

Brandon Cvilikas said one bid for the stairs had been received and two additional bids had been requested. Blue Dog Home Improvement would be sealing the roof in the next few

days and Blue Dog would provide a third bid for the stairs. Brandon said he was obtaining quotes for wooden stairs but other materials could be considered. Bobby Medlin suggested the contractors also gave pricing for upgrades to the door.

Brandon said water damage had occurred in three units. The roof would be sealed but drywall repairs inside the units would not be made until it had been confirmed the roof sealing was successful. Two of the three units only had minimal damage.

Ruth Collins said there was a mole/mouse problem on the lawn with the critters tunnelling through the grass and under the building. Toad would monitor and address or contact pest control if necessary.

A 2026 Budget had been circulated with the annual meeting documents. Brandon Cvilikas said the Budget did not propose a dues increase and Brandon explained the expenses. Irrigation repairs had been made during the season and Toad would continue to monitor.

Brandon Cvilikas said Toad would monitor the area near the back door and remove Aspen shoots and general tidy up as necessary.

Machine snow removal was being performed by Turner of Lapis and Toad continued to perform the snow removal by shovel.

Recycling had been cancelled as Corey Robinson had been taking the recycling to Gunnison. Garbage pickup was twice a month and working well at the significantly reduced price.

Corey Robinson made a motion to ratify the 2026 Budget as presented. Nikki Pulitzer seconded the motion and it was unanimously approved.

Troy Pickett had volunteered to continue on the Board for an additional three year term. Nikki Pulitzer made a motion to appoint Troy Pickett to the Board for an additional term. Bobby Medlin seconded the motion and it was unanimously approved.

The Board did not anticipate a special assessment for the roof sealing or the stair repairs. The projects would be funded from the Association's reserve funds.

Once bids for the stair repair had been obtained the Board would share the proposals with all owners for comment. The Board would then make a decision. Brandon Cvilikas agreed to also obtain bids for metal railings. Approval from Skyland might be required. Attempts would be made to have the work performed prior to Winter. Bids for wood, stone and metal would be considered.

Corey Robinson thanked Brandon Cvilikas and Toad for their help during the year.

There would be a short Board meeting immediately after the annual meeting.

At 6:36 p.m. Bobby Medlin made a motion to adjourn the meeting. Nikki Pulitzer seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management