

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, MAY 23, 2024  
VIA ZOOM**

**Present:** Gabe Schirm  
Troy Pickett  
Corey Robinson  
Kat Loughan, Toad Property Management  
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 4:07 p.m. and said there was a quorum.

Gabe made a motion to approve the minutes of the February 22, 2024 meeting. Troy seconded the motion and it was unanimously approved.

Brandon said Corey had been raking the lawn, cleaning the common areas and performing basic Spring clean up work. Corey said he was happy to continue cleaning the common areas twice a month or more frequently if needed with carpet cleaning in the Fall. Those hours would be charged to the Association at the same rate as the prior year. Toad would set up irrigation and mow during the Summer. Corey would alert Toad to any irrigation issues as they arose.

Corey asked Toad to expand the area mowed and Corey would explain to the Toad crew when they were there mowing.

Brandon explained American Family would be willing to renew insurance on June 6, 2024. The Board decided to increase the deductible, make adjustments to the policy and pay the annual premium of \$8,358 in a lump sum. Troy made a motion to pay the American Family insurance renewal in full for the year. Gabe seconded the motion and it was unanimously approved.

Prior to the meeting a draft Budget had been distributed to the Board for review. Insurance was estimated at \$14,000 for the June 2025 renewal as many associations were seeing significant increases. After discussion it was unanimously agreed to reduce the estimate to \$12,000 for 2025 insurance renewal. Brandon confirmed no owners were delinquent on the quarterly dues. Concern was expressed about the 50% increase in Management Fees a couple of years earlier. Kat explained rates had to be significantly increased at that time to attract and retain staff within Toad. Kat agreed to have a copy of the Management Agreement circulated to the Board for review and the Board could reach out to Rob Harper at Toad with questions. Concern was expressed about future increases now that ownership of Toad had changed. Brandon explained Rob Harper would be with Toad for another 18 months and the new owner or Rob Harper would be happy to meet with owners to discuss any concerns. It was generally agreed the Board was happy with the Toad service.

Skyland Metro District had not yet confirmed rates for the next year. It was unanimously agreed to reduce Trash & Recycling to \$6,000 instead of the \$9,000 shown in the Budget. The snow had not been shovelled from the roof during the 2023/2024 Winter and it was agreed to have \$1,000 in the Budget in case it was necessary to remove snow from the roof during the next Winter. If not used the funds could go to Reserve or contingency funds.

Corey asked that Snow Removal – General be divided to show plowing and shovel hours as separate expenses. Brandon explained Turner had set up his own plow company and Brandon agreed to email the Board with rates for Turner and Lacy Construction. Brandon said notice to terminate the Lacy Construction contract needed to be made by July 1<sup>st</sup>.

Corey made a motion to approve the 2025 Budget with the above mentioned amendments. Troy seconded the motion and it was unanimously approved.

Brandon said he would set up a Money Market account, with \$10,000 from Association funds, once the Bank satisfactorily responded to a couple of outstanding questions. A Capital Improvement Plan would be distributed to the Board.

At 5:02 p.m. Gabe made a motion to adjourn the meeting. Corey seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management