

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JUNE 25, 2025
VIA ZOOM**

Present: Gabe Schirm
Nikki Pulitzer
Corey Robinson
Troy Pickett
Brandon Cvilikas, Toad Property Management
Ethan Johnson, Toad Property Management

Brandon called the meeting to order at 4:01 p.m. and said there was a quorum.

Brandon explained the purpose of the meeting was to discuss repairs and maintenance and insurance.

Ethan said Pete of Blue Dog Home Improvement had inspected the entire roof. Pete had proposed two options. One to focus just on the areas where leaks had occurred. A cost of approximately \$2,000. A second option would address all the patches and seams on the roof for approximately \$6,000 to \$7,000.

Ethan said some ceiling and drywall repair would be necessary in some units. Repairs to the roof and the units would be approximately \$12,000 and under the \$25,000 insurance deductible. Unit 9 had received the most damage with less damage on the lower levels.

It was generally agreed the second option, addressing all the roof patches and seams, was the preferred option.

Ethan said he would contact Pete of Blue Dog Home Improvement to determine when the work on the roof could be scheduled. Ethan would also obtain an estimate of how long the roof repairs would last.

Ethan confirmed work inside the three units would be scheduled after the work was completed on the roof.

Ethan left the meeting.

No insurance claim would be filed by the Association for the work as it would be less than the \$25,000 deductible. Gabe, owner of Unit 9, said he would probably file an insurance claim on his individual unit insurance as the damage would be higher than his \$2,000 deductible. Concern was expressed that the water damage had not been caught earlier. It was agreed the Association would pay the \$2,000 for the Unit 9 deductible on the individual owner's policy. Brandon agreed to reach out to the Association insurance companies with questions as the incident had occurred under the American Family coverage and not since the June 1st start with State Farm. Once more information was available the Board would continue to discuss.

At 4:45 p.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management