

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, NOVEMBER 14, 2024
VIA ZOOM**

Present: Troy Pickett
Corey Robinson
Nikki Pulitzer
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 6:17 p.m. and said there was a quorum.

Corey made a motion to approve the minutes of the May 23, 2024 meeting. Nikki seconded the motion and it was unanimously approved.

It was generally agreed Corey would continue as Vice President. Terms would be discussed at a future meeting if necessary.

Corey explained there had been bear activity at the dumpster enclosure resulting in damage as well as cleanup. Corey said a combination lock for the dumpster could be added as that would also stop people poaching the dumpster. Troy explained frozen locks had caused an inconvenience in the past during the Winter months. Nikki said the doors to the dumpster enclosure required some attention to make them easier to use. Corey said the doors would be taken off for the Winter months. Nikki suggested keys or an electronic lock as they would be easier to use than a combination lock. Corey suggested adding the combination locks as a trial and Brandon agreed to circulate the combination code to all owners. Other methods could be considered in the future.

Corey made a motion to install two combination locks on the dumpster. Nikki seconded the motion and it was unanimously approved.

Turner of Lapis Construction had submitted a signed Contract for snow removal, \$165 per hour. The snow removal would generally occur after 3 inches of snow and Turner, who lived nearby, would determine if it was necessary to plow. The use of the smaller machine would allow Turner to clean up with the parking lot better than the large machines used by Lacy Construction.

A financial report had been sent to the Board and Brandon said he would provide a breakdown of snow removal costs for prior years. Corey asked that in the future snow removal costs be broken down to show the costs for roof snow removal, machine snow removal and the snow shovel as individual line items. Timing of snow removal on the steps was discussed. The walkway did not need to be shoveled by the Association.

Corey said he would continue to work on updating the Rules and Regulations. The document would be sent to the Board first and then to all owners.

Brandon agreed to prepare a simple capital plan with some rough estimates of cost. Brandon said he would search documents to determine when window replacement last occurred. Window replacement was an owner cost.

At 7:12 p.m. Nikki made a motion to adjourn. Corey seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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