

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
ANNUAL OWNERS' MEETING
THURSDAY, JULY 1, 2021 – 5:30 P.M.
VIA ZOOM**

Present: Ray Sprague & Kathie Turner, Units 2 & 3
Jody & Roy Gunsolus, Unit 4
Michael Goldstrom, Unit 6
Bill & Sonja Wendt, Unit 8
Henry & Frances Soechting, Unit 5
Danielle & Tucker Burkhardt, Unit 12
Annie Robinson, Unit 10
Matt Gutter, Unit 11
Cary & Mikki Couch, Unit 14
Jordan Brandenburg - Toad Property Management (Manager)

Proxies to Matt Gutter: Julie Williams, Unit 1
Kristen McGill, Unit 9
Russell Reycraft, Unit 13

Jordan Brandenburg called the meeting to order at 5:33 p.m. confirmed notice for the meeting was mailed on May 28, 2021 and said there was a quorum.

Kathie Turner made a motion to approve the minutes of the July 23, 2020 meeting. The motion received a second and was unanimously approved.

Michael Goldstrom explained he would be giving an update on exterior maintenance and also discussing the Budget. Michael said property values were increasing and the valley was extremely busy. Michael explained the board had been operating as a two person Board following the death of Paul Williams and the Board had been meeting each month. Michael said the Board would attempt to prepare a document for future Boards to make the transitions as easy as possible in the future. Planning for projects was important so work could be scheduled during the summer months as exterior work could not be easily performed during the Winter months.

Annie Robinson joined the meeting and explained she was a new owner as she had purchased from her grandparents and had been enjoying Crested Butte for many years.

Michael Goldstrom said a roof inspection had been scheduled and would be performed before the end of Summer. Jordan explained the governing documents required "all in" insurance which was structural coverage on the entire unit, except for personal property. Amending the levels of insurance coverage would require an amendment to the Covenants with 67% approval of owners.

Michael explained there had been multiple discussions with Pella regarding replacement of the window glass under warranty.

Michael said the Board had been attempting to pull all historical information together and store in one place for easy access in the future.

Michael said the Board had been researching how to change from a condo designation to a townhome designation. Michael explained the change would be a complex procedure and might not be possible and research had been paused at this time.

Michael explained the Board would research solar options in the future.

Michael said railing caps required staining and Matt would be doing those and it was suggested the railings also required painting.

Michael explained Pella had been delaying the window replacement work and at the present time there was no specific start date with Pella. Michael said an attorney had been consulted and other companies had been contacted for quotes for window replacement. One company had quoted \$352,000 for complete replacement of all windows and sliding doors, approximately \$25,000 per unit. Another company would provide a quote for Anderson windows. Michael said he had also been in contact with Eagle Valley Glass & Mirror (in Gunnison) and replacing the glass panels in Unit 6 would be \$10,000, including installation. Some units only had a couple of windows which had failed and some windows had other issues, mainly cosmetic. Michael said it would be necessary to make a full inspection and measure every window. Windows and sliding doors would be owner funded and work scheduled by the Association to maintain consistency with the windows. Kathie Turner suggested contacting a Denver TV channel to report the problems communicating with Pella as Pella needed to be held responsible for the warranty. The Board would continue to research and follow up.

Michael explained a Paving and Sidewalk Committee, consisting of Bill Wendt, Matt Gutter and Roy Gunsolus, had been formed to prepare a driveway and sidewalk master plan. Bill Wendt encouraged owners to reach out to the Committee with suggestions and questions as the Committee met on a regular basis for 45 minute Zoom meetings. Bill explained the discussion had been centered around the scope of the work, how to obtain competitive bids for the work and quality control. The findings of the Committee would be presented to the Board and an engineering company engaged to assist with the scope of the work and estimated costs. A presentation, in the fourth quarter, would be made to owners once the information had been gathered. Work would be scheduled for 2022 when the planning had been completed and a contractor engaged.

Sonja Wendt said an Architecture Committee, consisting of Roy Gunsolus, Frances Soechting and Kristin Scovell had been formed to present a plan to enhance the curb appeal of the buildings. The first meeting of the Committee would be July 8, 2021. Roy Gunsolus encouraged owners to reach out to the Committee members with ideas and suggestions to improve the exterior appearance of the buildings.

Jordan Brandenburg explained year to date figures had been circulated prior to the meeting. Michael Goldstrom said snow removal had been under budget due to the lighter snow year and some maintenance projects, such as paving, had not been completed while a master plan was developed. Funds would be held in reserve for the future projects. Jordan explained the Board approved 2022 Budget. Michael said dues would increase to \$350 per month and Michael explained the estimated expenses in the 2022 Budget. Concern was expressed about the Board approving a Budget with a \$50 per month dues increase, per unit. Michael explained the Board felt the dues increase was necessary as there had not been a dues increase for several years and expenses continued to increase. Money was being added to the reserve account for the future capital expenses but a special assessment would be required in the future as the reserve would not fund the large capital projects. Michael presented the list of capital projects and a rough estimate of \$460,000 for those projects. Michael said it was

anticipated approximately \$31,800 would be added to the reserve account each year for the future capital projects. Just based on dues income it would take approximately 10 years to reach the \$460,000 required for the capital funds. A special assessment of \$22,200, per unit, would be another way to fund the capital projects. The roof was old and Matt explained the metal was a high grade, the roof was a simple design which did not have multiple valleys, annual inspections/maintenance had been performed on the roof and it was difficult to know if the roof would last for 30 years or more or less. The priority of projects was discussed and Michael explained the spreadsheet which would be updated as more information was obtained. Ray Sprague stressed the need to move forward on projects and supported a dues increase if it allowed the Association to complete projects and improve the curb appeal of the buildings as well as protecting the buildings. Michael was thanked for the work he had put into the preparation of the spreadsheet. Once the roof inspection was completed a decision would be made on the need to prioritize roof replacement first, or paving the driveway.

Jordan Brandenburg explained Jody Gunsolus and Danielle Burkhart had volunteered to join the Board for the vacant seat and there would be a secret ballot. Danielle and Jody introduced themselves. Jordan asked owners on the Zoom call to submit their vote. Jordan explained it had been a very close result and Danielle Burkhart was elected to the Board for a three year term.

Michael Goldstrom and Sonja Wendt were thanked for their work on the Board. Michael thanked prior Boards as progress had been made in the past ten years.

Michael made a motion to adjourn the meeting at 7:22 pm. Kathie Turner seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management