

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
ANNUAL OWNERS' MEETING
WEDNESDAY, JULY 13, 2022 – 4:00 P.M.
VIA ZOOM**

Present: Ray Sprague & Kathie Turner, Units 2 & 3
Jody & Roy Gunsolus, Unit 4
Bill & Sonja Wendt, Unit 8
Henry & Frances Soechting, Unit 5
Kristin Scovell, Unit 9
Annie Robinson, Unit 10
Matt Gutter, Unit 11
Betsy Cooney, Unit 12
Phil McPherson, Unit 14
Joe Robinson - Toad Property Management

Proxy to Phil McPherson: Russell Reycraft, Unit 13

Proxy to Kathie Turner: Julie Williams, Unit 1
Robert Chaille, Unit 7

Joe Robinson called the meeting to order at 4:08 p.m. and confirmed that a quorum was present. Notice for the meeting had been mailed on June 23, 2022.

Sonja Wendt made a motion to approve the minutes of the July 1, 2021 meeting, with a correction to the spelling of Jody Gunsolus's name. Frances Soechting seconded the motion, and it was unanimously approved.

Ray Sprague made a motion to approve the minutes of the March 31, 2022 meeting. Sonja Wendt seconded the motion, and it was unanimously approved.

Pella Update

Sonja said that Pella had come to install a portion of the windows that required replacement. Joe said there had been some turnover at Pella since that first installation, and an inspector would come to Snowfall Point in the next week to determine how much of the job remained. It was possible that Pella would need to order some additional parts, and they planned to return in August to finish the project.

Joe said that he would send an update to owners after the Pella inspection and would provide as much information as he could regarding what to expect for the next installation date.

Architectural Committee Update

Sonja thanked all Committee members for their time and service to the Association and encouraged all owners to volunteer their time where they could.

Roy Gunsolus said that the Architectural Committee had been meeting on a monthly basis and had attempted to put together a Master Plan. Roy said that one of the Committee's goals was to better utilize

the area behind the dumpster and noted that Toad had completed some grading and mowing in that area prior to the meeting. Roy thanked Frances and Henry for providing the outdoor table as a community amenity.

Roy said that the Committee was looking ahead to the repaving project in 2023 and the eventual expense of roof replacement. Roy said that the Committee had prepared specifications for the solicitations of bids when roof replacement became necessary. Roy said that the Committee was also considering installation of ice guards on the roof to help protect cars and other items from snow shed damage. The Committee was also putting together a Master Color Palette for the Association, and they would present options to the Association before it was finalized. Roy said that the balcony handrails would be sanded and painted, and the end caps could potentially be replaced as well.

Joe thanked the Architectural Committee for their work. Joe confirmed that the Toad maintenance team had leveled the area behind the dumpster and had laid some grass seed. Joe said that a contractor had committed to taking care of the painting and sanding of the rails in August. Joe outlined the plan for replacing the end caps on the decks with wider boards and including a backboard to prevent items from falling. After discussion, Joe said that he would look into the cost and practicality of using a Trex or other composite materials for the end caps. Joe said that the Toad maintenance team would likely be able to do the installation work whether traditional or composite materials were used.

Paving Committee Update

Bill said that the paving project would occur in 2023.

Joe said that Snowfall Point was on the schedule to have the entire sewer line between Units 7 and 8 replaced this summer. Joe confirmed that the sewer line for Unit 6 was in good shape, but the cleanout did need to be replaced, along with several other cleanouts. Joe said that the cleanout replacement in Unit 6 would be fine to be completed along with the paving project in 2023.

Financial Report and Ratification of the 2022-2023 Operating Budget

Joe said that the Association was in a healthy financial position. However, expenses continued to rise across the board due to inflation and rising labor costs in the Valley. Expenditures on trash removal had increased significantly, in part because the Association had increased the frequency of pickups from every other week to weekly pickups. Joe said that management fees had increased the previous September, and the cost of insurance would go up slightly in 2023. Joe said that the Board had approved a budget that included a \$30 per month increase in dues, which would cover the rising expenses and allow an annual contribution to the Reserve Fund.

Kathie Turner made a motion to approve the 2022-2023 Operating Budget as presented. Henry Soechting seconded the motion, and it was unanimously approved.

Election of Managers

Joe said that Phil McPherson had been appointed to serve the final months of a Board term that had now come to an end. Phil had volunteered to continue to serve on the Board, and Kathie Turner had also volunteered, so an election would be held by secret ballot. After a brief pause to tally the votes, Joe announced that Kathie Turner had been elected by a margin of 7 to 5. Joe thanked Phil for his service on the Board and welcomed Kathie as a new Board member.

New Business

Joe noted that the Board had approved a Special Assessment to fund the Paving Project. Joe said that the Special Assessment would be billed in April 2023, and had been approved in the amount of \$14,000 per owner, with the caveat that the amount would be subject to adjustment based on the final price of the 2023 bid for the work.

Bill explained that SGM had agreed to write the 2023 bid solicitation to request unit cost rather than lump sum pricing from contractors, which they hoped would make it easier for contractors to provide accurate bids. Phil McPherson recommended that the Board be willing to look outside the Valley for contractors. Joe explained that the Board had agreed to maintain \$50,000 in reserve funds, which was why not all of the reserves would be used to help fund the paving project.

2023 Meeting Date

It was tentatively agreed to hold the 2023 Annual Meeting on Wednesday, July 19, 2023.

The next Board meeting would be held July 20, 2022 at 3:00 p.m.

Ray Sprague made a motion to adjourn the meeting at 5:14 p.m. Roy Gunsolus seconded the motion, and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management