

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, November 17, 2021 4:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Michael Goldstrom
 Danielle Burkhart

Association Manager: Joe Robinson, Toad Property Management
 Rob Harper, Toad Property Management

Rob called the meeting to order at 4:11 p.m. and confirmed there was a quorum.

Joe said that local contractor Mike Camp had done an informal inspection of the roof and determined that it could use a "screw and glue." Rob said that the cost of a screw and glue was typically a few hundred dollars. Pete Oeflein of Blue Dog Home Improvement was very familiar with the Snowfall Point roof and had come out to do the repair, but had not been able to complete the work due to some miscommunication on site. Rob said that he was hopeful that Toad could get Pete back to do the screw and glue before winter. Rob said that the roof had had very few issues with minor leaks in recent years, and he would not recommend that the Board think about replacement until a significant issue had arisen.

There was a long discussion of the Pella issue. Michael said that he had been working with Daniel Spivey of Law of the Rockies to put together a draft agreement between the HOA and Pella Corporate. Michael said that he had circulated some information for review by the Board, which included pictures of all windows that Pella would replace based on the draft agreement. This included replacement of the large picture window in every unit, which Board members generally agreed was the largest issue.

There was general agreement that it would be beneficial to have an inspection to ensure that all defective windows were included on the replacement list. Rob said that Toad could schedule a time with homeowners to come by and look at each unit's windows. Michael said that he would be able to assist with this informal inspection.

Sonja suggested that Toad send out a communication to all homeowners letting them know that Toad needed a current copy of the keys. Rob confirmed that Toad had been able to access all units except for 7 and 8 during chimney cleaning earlier in the month.

Joe said that sewer specialist Jack Barker had recently inspected the HOA's sewer lines and had identified some issues, including a rock that impeded inspection of the line between Units 13 and 14. Jack Barker's assessment was that the rock would not be a serious concern if it did not shift during the winter. If the rock did shift, there was a possibility it could block the cleanout and cause a backup.

Joe said that the Paving Committee had been working with SGM Engineering to get an estimate for the paving project. SGM's recommendation had been to include the sewer line work as part of the paving project contract and had given an estimate of roughly \$6,000 to do the line cleanout and replacement of

the line between Units 13 and 14 as part of the paving project in Spring. It was generally agreed to postpone the sewer maintenance until Spring and include the work in the SGM contract.

Rob noted that Danielle would soon complete the sale of her unit. Rob said that the Board was able to appoint a new Board member to fulfill the remainder of Danielle's term and suggested that Board members begin thinking about potential candidates.

At 5:03 p.m. Mike made a motion to adjourn the meeting. Sonja seconded the motion, and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

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