

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, JANUARY 13, 2022 10:30 A.M.  
VIA ZOOM**

Board Members by Zoom:      Sonja Wendt  
   Michael Goldstrom

Association Manager:      Joe Robinson, Toad Property Management

Joe called the meeting to order at 10:32 a.m. and confirmed there was a quorum. Joe said that notice of the meeting had been posted on the Toad website.

Michael made a motion to approve the minutes from the November 17, 2021 Board Meeting. Sonja seconded the motion, and it was unanimously approved.

Michael said that Danielle Burkhart had vacated her position on the Board when her unit sold at the end of 2021. Michael and Sonja had both spoken to Jody Gunsolus, the owner of Unit 4, as a potential candidate. Michael noted that Jody had run for the Board previously and lost by only one vote.

Michael made a motion to appoint Jody Gunsolus to the open Board seat, with a term ending in July 2024, and to the position of Treasurer. Sonja seconded the motion, and it was unanimously approved.

Joe said that he would reach out to Jody Gunsolus alerting her of her appointment. Michael added that he would draft a communication to owners informing them of the new Board Member and would share this with Sonja and Joe. Michael said that he would call Jody to let her know she had been appointed.

Joe explained that Toad receives information about new owners from the title company, and had not yet received paperwork with the names of the new owners of Unit 12. Joe said that Toad did have the contact information for the new owners of Unit 14, and he would send an updated contact list to the Board.

Joe explained that the title company ensures that each side pays the correct proportions of HOA dues at closing.

There was some discussion of a large van parked in the Snowfall Point parking lot. The Board recalled that the tenants had received an exemption to park the van in the parking lot through September 2021, but the van had not been moved. The van had since been damaged by a snow slide from the roof. It was generally agreed that Joe would send the renters a letter informing them that they were in violation and asking that they submit another request for a parking exemption. Michael agreed to forward Joe the original letter that had been sent to the owners of the van.

Joe agreed to send a reminder to Snowfall Point owners at the beginning of each winter as well as mid-winter to be aware of the dangers of roof slides and the damage they could potentially cause to cars. There was some discussion of installing snow fencing on the roof before the next winter season to mitigate the snow slides.

Michael gave an update on the Pella issue. After the window inspection Joe and Michael conducted in November, Michael compiled the pictures with some additional verbiage and provided the information to Law of the Rockies. Michael said that Law of the Rockies had been using this information in communication with Pella, but an agreement had not yet been reached.

Sonja said that SGM planned to have the documentation for the pavement project ready within the next week, including the document that would need to be sent out for bids and the project management document.

It was generally agreed that it would be beneficial to approach landscaping maintenance such as mowing and trimming from the added perspective of fire mitigation. Joe agreed to keep landscaping maintenance on the agenda to be revisited at a Board meeting once the snow melted.

Joe said that one of the challenges with snow removal at Snowfall Point was the tendency of the roof to shed into the driveway and to block the garage. Joe said that, typically, Toad's maintenance team pushed the snow down towards Pitchfork to allow for drainage, but with the volume of snow in the most recent storm, snow storage had been a challenge and removal work was ongoing. Joe explained that it was a 50-year snow event, and that snow removal had gone smoothly considering the size of the challenge.

Michael said that moving the dumpster, in part to allow for more snow storage, could be an element of the upcoming pavement project. Michael said that Waste Management could come out and advise the Board on where to place the new dumpster. Joe said that he would be as communicative as possible with owners and residents about the schedule for snow removal during future storms.

Joe said that he had sent a financial summary to the Board for review prior to the meeting. Joe explained that the bulk of the charges for snow removal would come through in January, and Michael asked that the Board be updated about the cost of plowing after each storm.

It was generally agreed that another Board meeting should be held after the Board had the opportunity to review the documents from SGM.

Joe said that Pete Oeflein had Snowfall Point on his schedule for roof shoveling, and it might be possible to get the screw and glue for the roof completed at the same time. There was general agreement that snow removal on the roof was now the top priority.

At 11:33 a.m. Sonja made a motion to adjourn the meeting. Michael seconded, and the motion was unanimously approved.