

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, FEBRUARY 16, 2022 5:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Michael Goldstrom
 Jody Gunsolus

Association Manager: Joe Robinson, Toad Property Management

Joe Robinson called the meeting to order at 5:05 p.m. and confirmed there was a quorum.

Sonja Wendt made a motion to approve the minutes from the January 13, 2022 Board Meeting. Michael seconded the motion, and it was unanimously approved.

Joe said that Pete Oeflein and his team at Blue Dog Home Improvement had shoveled the roof. Joe said that there had not been significant snowfall over the past month.

Sonja said that some dips and holes had been identified in the lawn over the summer, and the Board would like those filled in and leveled out to reduce the tripping hazard. Sonja noted that mowing the back lawn could also be considered a fire mitigation measure, and the Board generally agreed that the mowing should occur with care to avoid areas of wildflowers.

Joe said that he had spoken with Toad's maintenance manager about cleaning up the cables, and it would be possible to work with internet providers to remove cables that were not in use and tie the rest of the cables together to neaten their appearance.

There was some discussion of how best to track work orders and maintenance work for Snowfall Point. Joe said that he would investigate how to use Appfolio to provide the Board with a summary of all of the work orders that were ongoing for the Association.

Joe said that Waste Management had credited the Snowfall Point account after their failure to pick up the recycling one week. Joe said that Snowfall Point believed that this had happened twice, but Waste Management required photo documentation in order to credit the account beyond the one occasion. Joe said that a Snowfall Point resident who worked from home and could hear the recycling being collected was willing to take photos and provide them to Joe if there was another instance of Waste Management failing to pick up recycling.

Joe said that the Toad maintenance team would be able to repair damage to the wood framing for Unit 7.

Sonja said that a courtesy message should be sent to owners to warn about snow and ice falling from the roof. Joe noted that the roof was clear after shoveling, and he would be happy to prepare a letter if there was enough snowfall to create a hazard. Sonja noted that roof maintenance was needed for the Spring or Summer, and at least monthly mowing was needed in the Summer. Joe said there were plans to schedule the screw and glue for the roof as soon as possible. Michael suggested populating a shared

calendar with maintenance items. Sonja suggested adding items to the Board's Dropbox folder until the calendar was set up.

Joe presented the End-of-Year Financial Report. Joe said that the Association was over budget for legal costs due to the Pella issue. Joe said that the Association paid a flat rate for the chimney cleaning rather than paying per chimney, which was a good deal for the Association. It was generally agreed to move the costs for chimney sweeping and the plumbing work done by the Turd Herder to Building Maintenance.

Joe said that Waste Management's fees had increased, and Michael added that the Association had moved to weekly trash collection vs biweekly, which increased the costs for the Association. It was generally agreed that this was a necessary move, and the Board would account for this in next year's budget.

Joe said that the Association had a healthy bank balance, and was looking at some significant expenses coming up for the Paving Project.

Michael said that he was stepping down from the Board following this meeting. Joe, Sonja, and Jody thanked Michael for his service on the Board.

Michael gave an update on the Pella issue. At present, the Pella group was waiting to get approval from the local reseller on the Agreement. Michael encouraged the Board to review the Draft Agreement, which was in the drop box, but added that there was not much room for negotiation at this point. Michael explained that the agreement did not include the additional windows that the Board had found during Michael's inspection, but Daniel Spivey had agreed to include language in the agreement that indicated Pella would do their own inspection of the remaining windows to determine whether any further replacements were warranted. Michael said that he would contact Law of the Rockies and let them know that he would no longer be the point of contact for the Association. Michael said that Home Depot in Montrose had given a quote for the cost of window replacement for the building, which came out to approximately \$20,000 per unit, and that this information was also available in the Dropbox folder.

There was a discussion of the Paving Project. Sonja noted that the Project had resulted in sewer lines being cleaned, which had helped prevent backups in units this year. Sonja noted that the Board's intent had been to increase dues gradually over the next few years, because general costs for the Association were also rising. There was some discussion regarding whether the Association should institute a Special Assessment to help pay for the paving project. Joe said that, if the Board decided to assess after reviewing the bids, the timing of the Special Assessment would be at the discretion of the Board. Joe confirmed that it was the Board's responsibility to approve the Special Assessment. Sonja and Jody agreed to meet again once the bids had been received. Sonja said that the Paving Committee would advise the Board, and the Board would ultimately select the bid.

Sonja said that the Board should develop a plan to communicate with owners about the Paving Project. Joe suggested that the Board send owners a brief letter sharing their excitement about the project and then provide the opportunity to join an informational Zoom meeting, with the Paving Committee in attendance, to explain the process and why the contractor was selected. There was some discussion of adding a dog waste receptacle and moving half of the recycling bins from the end to the middle of Building B, and paying Toad to roll them to the end for weekly collection. Joe said that the dog waste station cost about \$280 and would require a weekly budget for collection. Joe said that he would develop a budget for these services to present to the Board.

Joe said that Sonja and Jody did not have to appoint anyone to replace Michael and could wait until the Annual meeting to elect a new Board member. It was agreed that Sonja would ask Michael to write a brief letter to the Association letting owners know that he was stepping down and summarizing the upcoming issues for the Association.

It was agreed to meet again on Thursday, March 10th.

At 6:48 p.m. Jody made a motion to adjourn the meeting. Sonja seconded, and the motion was unanimously approved.

Prepared by Rob Harper
Toad Property Management