

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, MARCH 10, 2022 2:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Jody Gunsolus
 Phillip McPherson

Association Manager: Joe Robinson, Toad Property Management

Owners Present: Bill Wendt

Joe called the meeting to order at 2:08 pm and confirmed there was a quorum.

Sonja made a motion to appoint Phillip McPherson to the Board to complete the remainder of the term vacated by Michael Goldstrom. Joe confirmed the term would expire in July 2022. Jody seconded the motion and it was unanimously approved. Joe welcomed Phillip to the Board and Board members introduced themselves.

After a short discussion the following officers were appointed:

President	Sonja Wendt
Vice President/Secretary	Jody Gunsolus
Treasurer	Phillip McPherson

Joe agreed to circulate an email to all owners advising them of the officer appointments and Phillip joining the Board.

Sonja asked that construction on neighboring property and insurance be added to the Agenda for discussion at the next meeting.

Jody said she was experiencing problems getting into Dropbox and it was agreed Sonja and Jody would follow up after the meeting. It was agreed Toad would be named as the owner of Dropbox for the future. Operation of the Dropbox would be discussed at the next meeting.

Sonja explained the work performed by the Pavement Committee and the Architecture Committee. Sonja said the Pavement Committee, consisting of Roy, Bill and Matt, had worked with SGM Engineering and a sewer inspection had identified some areas of concern. Sonja explained bids for the paving work exceeded prior estimates, mainly due to the economy. Sonja said that the reserves of \$125,000 would not be sufficient to cover the bids, and a special assessment would be necessary, as the lowest bid was in the region of \$375,000. A long discussion followed on the timing of the project as energy prices were currently high and oil and labor costs might increase further. Sonja explained a rough estimate of a special assessment would be approximately \$12,000 per unit if the Association wanted to retain some money in reserves.

Bill Wendt joined the meeting to provide additional information obtained by the Pavement Committee. Bill explained the layout of the existing sewer lines and the need to address utilities as part of the paving project. The full extent and cost of the sewer line work would not be known until further inspection was performed during the project. Bill gave a summary of the work included in the current bids and said the scope of work could be adjusted. Bill explained the grading component of the project was a significant cost, which would restrict how the project could be divided into phases. Sonja said the work did not include a dumpster enclosure and the Architecture Committee would consider an enclosure as a future project.

It was generally agreed a special meeting of the owners needed to be scheduled so the scope of work could be discussed and input obtained. A final decision of the scope of work and any special assessment would be a Board decision. The current bids were only good for 60 days and a meeting would need to be held as soon as possible. Owners would be encouraged to provide input prior to the meeting.

Sonja agreed to draft documents for a special meeting and circulate the draft to the Board for approval prior to sending to owners. Sonja said she would identify the three options (i) move forward with the work being completed in summer 2022; (ii) wait a year in the hope energy prices would be lower; (iii) attempt to complete the work in phases during 2022 and 2023. Owners would be advised of the cost of the work and potential special assessments. Phillip suggested reviewing options for the Association to borrow money to fund the project and Joe agreed to research and notify the Board.

Bill said sewer line work would need to be dealt with and patching of the driveway would need to be performed in 2022 if the larger project was delayed.

SGM would be asked if the project could be split into phases. Bill said some sewer line work could be completed if just concrete was dealt with but some sewer line would still need to be completed under the asphalt.

Phillip volunteered to call owners to introduce himself and also stress the need for owners to review upcoming emails about the sewer and paving project.

A Board meeting would be held on Thursday, March 17, 2022 at 3:00 pm (MT) to continue discussion about a paving project special meeting.

At 3:57 pm Jody made a motion to adjourn the meeting. Sonja seconded the motion and it was unanimously approved.

Prepared by Joe Robinson
Toad Property Management