

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, APRIL 7, 2022 3:00 P.M.  
VIA ZOOM**

Board Members by Zoom:      Sonja Wendt  
   Jody Gunsolus  
   Phil McPherson

Association Manager:      Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:01 p.m. and confirmed there was a quorum.

Phil made a motion to approve the minutes of the March 22, 2022 meeting. Sonja seconded the motion, and it was unanimously approved.

Joe said that he had asked Toad's Maintenance Team for suggestions on how to reduce the water pooling in the parking lot. Joe said that the least expensive option recommended would be to cut a path through the berm with a snowblower each time the lot was plowed to provide room for drainage. The other option would be to have excess snow hauled out of the parking lot, which would be expensive.

Joe said that he had circulated an updated financial statement prior to the meeting via email. Joe said that the Association's financial situation was healthy. Joe explained that Toad's management fees for Snowfall Point had increased to \$8,580 annually, from \$6,048. Joe said that he had provided the Management Plan to Board Members via email to explain what was included in the management fee. Joe explained that Toad outsourced the Association's taxes to a CPA, who charged about \$300 annually for the service. Sonja said that the Board was happy with the services provided by Toad, and a previous Board had looked into other management companies that might have a lower cost, but that search had not yielded substantive results.

Joe said that Pella was scheduled to install the window glass replacements on May 9, pending the arrival of the glass. Joe suggested waiting for final confirmation of the glass availability from Pella before the Board notified owners of the installation date. Joe agreed to inquire with Pella about steps owners should take to prepare for the work, such as removing items from the area around the windows. This information would give the Board an idea of how far in advance owners would need to be notified. There was some discussion of potential parking considerations as well, and Joe said he would inquire with Pella about how much room they would need to take up in the parking lot. Joe said that the work was predicted to take 2-3 days. Sonja noted the need to accommodate trash removal services on Wednesday also. Joe said that he would reach out to the Town to ask whether it would be possible to park on the sidewalk for the duration of the work. It was agreed that Joe would communicate to Pella that, for a May 9th installation date, Pella would need to confirm with Snowfall Point by April 25th. Sonja confirmed that Pella was both replacing and installing the glass and extending the warranty on the windows.

Joe said that the recent Special Meeting of Owners to discuss the Paving Project had been well-attended, and had provided a great opportunity for the Board to get feedback from owners. Sonja said that she had spoken with Lacy Construction, and Snowfall Point was first on their list for the Spring. That meant that Lacy could begin the project in May and needed confirmation by this Friday if the Board wanted to move ahead.

After a long discussion, the Board agreed that owners, with one or two exceptions, were supportive of pursuing the Paving Project. Board Members agreed that if the Board did not vote to proceed with the project this year, then the Board would need to formally commit to pursuing the project in 2023. Board Members also generally agreed that the majority of owners would prefer to wait until 2023 to complete the project, to give owners more time to prepare financially for the special assessment and in hopes of receiving more competitive bids.

Sonja made a motion to move forward with Option 2 as communicated in the letter to owners on March 16, 2022, which would impose a Special Assessment of \$14,000 in April 2023 to fund the Paving Project, with the final amount of the assessment to be determined based on 2023 bids. Jody seconded the motion, and it was unanimously approved.

It was generally agreed to notify owners that the Board had decided to postpone the work for the Paving Project until 2023 to allow members time to prepare financially and in an attempt to foster a more competitive bidding process. The Board would let owners know that the assessment would be charged in April 2023, with the amount to be based on the total cost of the project. There was some debate regarding whether to include a tentative cost of the project in the notice to owners. Joe said that he would draft an email notifying owners of the Board's decision, which he would circulate to the Board for approval before the end of the week.

It was agreed that the Board would need to do some work with SGM to ensure the packaging and timing of the bid facilitated the most competitive bidding process. Sonja said that she would reach out to Lacy Construction to let them know of the Board's decision, and someone would need to reach out to SGM as well. Sonja noted that there were some items in this year's bid that could be discussed and potentially removed to bring down the cost of the bids.

There was some discussion of adding the topics of the ribbon curb and the garbage pad location to the agenda for the Annual meeting in July. Some board members were concerned that these discussions might take too much time out of the Annual Meeting. It was determined that the Paving Committee could make the decision on the ribbon curb, but the trash location would need to be discussed further, either at the Annual Meeting or at a separate meeting.

Sonja said that she would like to meet to discuss the 5 Year Plan, which would need to be discussed at the Annual Meeting. Sonja would like to reach out to Committees for mid and long term priorities, such as painting and the possible installation of solar. Joe said that he would do some research about the possibilities of solar energy for an Association.

It was agreed to hold the Annual Meeting the afternoon of Wednesday, July 13, 2022 at 4:00 p.m. Mountain Time.

It was agreed to hold the next Board Meeting May 3rd at 3:00 p.m. Mountain Time.

Phil made a motion to adjourn the meeting at 4:45 p.m. Sonja seconded the motion, and it was unanimously approved.

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Prepared by Joe Robinson  
Toad Property Management

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