

**SNOWFALL POINT CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MAY 03, 2022 3:00 P.M.
VIA ZOOM**

Board Members by Zoom: Sonja Wendt
 Jody Gunsolus
 Phillip McPherson

Association Manager: Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:03 pm and confirmed there was a quorum.

Phillip made a motion to approve the minutes of the April 7, 2022 meetings with a small amendment. Sonja seconded the motion and it was unanimously approved.

Joe explained a Work Order had been generated for repair to an area of trim. Joe explained he had met with the maintenance crew to discuss work at the back of the buildings including the area between the two buildings. Joe said the work between the two buildings would include some regrading work and the rough estimate was \$2,000 to \$3,000. As the cost for repair work on the sewer line was not yet known it was agreed to discuss the regrading and landscaping work at a future meeting. Joe agreed to email the Landscape Concept prepared by SGM to the Board to help with future discussions.

Joe explained the quarterly report had been circulated to the Board and some line items were running over Budget. Joe said the dumpster cost had doubled in October with recycling remaining at the same level and Joe agreed to contact Waste Management and report back to the Board. Joe explained management fees had increased in mid-September and that increase was not reflected in the Budget. It was agreed actual figures would be reviewed and the 2023 Budget draft would reflect the increased costs.

Joe said Pella had not responded to his recent questions. The start date of May 9th had been moved to May 16th. Joe explained the first stage of the work would take approximately one week and Pella would return to complete the additional work once that glass had been received. Joe agreed to follow up with Pella and then email owners on Friday, May 6th to alert them of the timing of the work. Pella would need to have access into all units. Joe said a draft of the email to owners would be circulated to the Board by Thursday. Joe confirmed vehicles could be parked along the road, making it one-way, during the work. Joe agreed to continue to coordinate with Pella and the Town and notify owners of parking requirements.

Phillip and Joe agreed to work on the draft 2023 Budget and Phillip left the meeting.

It was agreed after the annual meeting the Pavement Committee would be asked to once again start working with SGM to obtain bids and commitments for the work to begin in May, 2023.

Joe said the new Budget would start in August and Joe suggested any dues increase commenced with the July 2022 quarterly billing. Sonja suggested a \$50 increase each month and Jody asked any vote on

a dues increase be discussed when Phillip, as Treasurer, was participating in the meeting. Joe said he would run figures for a draft 2023 Budget and the Board would discuss at the next meeting.

Joe said an updated 5 year Capital Plan had been circulated to the Board. Joe explained the changes made to the Capital Plan including the pavement work. Sonja said the Town had just responded to her regarding solar and additional review of the lengthy document would be necessary. Sonja said she had also spoken to a solar company in Grand Junction and provided electrical usage figures for her unit as an example of average power usage in a unit for the year. Sonja explained an earlier version of a 5 year Capital Plan had some additional line items and Joe agreed to update the spreadsheet.

Joe said Complete Coverage had been asked to prepare a bid for staining the balcony railings and the bid would be shared with the Board.

Sonja said Phillip was willing to continue on the Board if re-elected at the annual meeting. Joe said a draft Agenda for the July 14, 2022 annual meeting would be reviewed at the next meeting.

Joe agreed to email the board regarding potential dates for the next Board meeting. June 1, 2, 15 or 16 were proposed as potential dates for the meeting.

Jody made a motion to adjourn the meeting at 4:15 pm. Sonja seconded the motion and it was unanimously approved.

Prepared by Joe Robinson
Toad Property Management