

Snowfall Point Condominiums Association

Board of Director Meeting Minutes

August 13th, 2025

The Board Meeting was opened by Jacob Dewey of Tava Real Estate at 4:00 pm MT. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of Board present:

Brian Cooney

Phil McPhersen

Sonja Wendt

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on August 8th, 2025. The meeting was properly noticed.

Board Positions

The board discussed positions and unanimously approved the positions below:

Sonja Wendt – President

Phil McPhersen – Vice President

Brian Cooney – Secretary/Treasurer

New Business

Roof Repair:

- The board discussed the cost of replacing all the chimney caps and performing a screw and glue to the roof before the winter of 2025. The board agrees that it needs to be done to help prolong the life of the current roof. In order to afford it, there will need to be a special assessment.

Sonja made a motion to special assess the HOA 1,000 dollars per unit due October 1st, 2025. Any money that is left over from the special assessment will be transferred to the reserve account.

Brian seconds the motion.

Unanimously Approved

Maintenance Discussion:

- Sonja expressed concern regarding how much the HOA is paying in maintenance cost using Sledge Property Management. The board discussed issues around communication and priority of maintenance items at the association.
- The board unanimously agreed that there needs to be no open-ended maintenance items at the association and if a maintenance item needs to get done, it should be properly bid out to subs for the work. The association needs to start saving for the imminent big capital projects and worry less about the small appearance items.

Unit 10 Discussion:

Sonja brought up the outstanding issues regarding unit 10's garage drywall/foundation that has yet to be fixed since the flood in the fall of 2024.

- Jacob explained that the flood in unit 10 garage was derived from a pipe bursting at the Snowmass complex above the association. There was also a lot of earth moved up to sit against the wall. It is predicted that extra pressure from the water and earth will cause a small crack in the foundation wall in unit 10s garage. Jacob explained that he has talked to the owners of unit 10 and has reached out to Lacy construction to talk to a supervisor and start the discussion of getting the repairs underway before snow flies.
- Brian Cooney stated that we need to talk to the GC (David Gross) on the project and not Lacy Construction. Phil explained that all the communications went through TOAD talking to Lacy about the damage. Phil also mentioned that the owners of unit 10 asked that the damage is not repaired in the fall of 2024 because they wanted to make sure that all the dirt work was done properly, allowing water to drain away from the building. Brian will reach out to TOAD and see if they will send over all the communications with Lacy about the flood. Brian also stated that we would draft a letter to David Gross after he gathers information from TOAD.
- Phil will check his email to see if he can find any corresponding emails with TOAD/Lacy in regard to the flood.

Capital Plan:

- The board reviewed the capital plan that was presented by TAVA and was happy with how it stands. Brian suggested having a 2.00% inflationary increase on the association's contribution YOY basis in year 3 (2028)

Meeting Adjourned at 5:34 pm MT.