

Snowfall Point Condominium Association

Board Meeting Minutes

February 18th, 2026

The General Membership Meeting was opened by Jacob Dewey of Mill Creek Management at 3:30 pm MT. This meeting was held via ZOOM

Jacob Dewey asked for a roll call of Board present:

Sonja Wendt

Phil McPherson

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on February 15th 2026. The meeting was properly noticed.

Financial Report

Funds available as of 02/18/2025

- Operating Account: 9,250
- Reserve Account: 19,250

New Business

- The board discussed the proposed rules and regulations amendment for the fireplace and chimney inspection. There was discussion on the amount of the fine that should be imposed if a unit is found burning wood when they shouldn't be. Phil said that it would be good to have Brian's opinion on this.

Sonja made a motion to approve the rules and regulation amendment with the acceptance on waiting for Brian's opinion on the fine amount.

Phil seconds

Unnaimously Approved.

- The board discussed "cosmetic" maintenance items that need to happen in 2026. Jacob mentioned that we have spent \$7,000 dollars already for the budget year. We need to seal the south wall on unit 1. This will cost about \$1,800 dollars. The total budget amount for building maintenance for the year is 9,000.
- Pavement sealing:
 - Sonja brought up that the parking lot needs to be resealed this coming August.
 - Phil said it had been sealed already; Sonja disagreed.
 - Jacob said that he would talk to Kathy and look for receipts for some clarity.

- Electric Meters in Building A
 - Jacob talked to CB Electric (CBE), and they are working on getting us a bid on parts. Their biggest concern is if the service cables are long enough to accommodate the new boxes. If they are not, CBE will need to add a junction box to extend the service cables. CBE said that they could do some investigative work this winter in the garages to see if the service cables will be long enough. This would allow them to provide a more concrete quote for the labor aspect of the job. Their investigative work would run at \$220.00/hr and would be about 3-6 hours of work. CBE said that during the project, the power will need to out for 24-48 hours.

Meeting adjourned at 4:15pm MT