

# Snowfall Point Condominium Association

## General Membership Meeting Minutes

July 30<sup>th</sup>, 2025

The General Membership Meeting was opened by Jacob Dewey of TAVA Real Estate at 5:00 pm MT. This meeting was held via ZOOM

Jacob Dewey asked for a roll call of Board present:

Bill and Sonja Wendt

Brian and Betsy Cooney

Jody and Roy Gunsolous

Kathy and Ray Turner

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Matt Gutter

Mike Goldstorm

Phil McPherson

Fancies and Henry Soechting

Annie Robertson

Lindsey Collins

Quorum Established

### **Proof of Notice for Meeting**

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on July 1<sup>st</sup> 2025. The meeting was properly noticed.

### **Financial Report**

Funds available as of 07/30/2025

- Operating Account: 7,900
- Reserve Account: 19,100

### **Budget**

- The driving factors for the dues increase are insurance and
- Brian expressed that he feels that we should be seeing an increase in the reserve contributions as there are inflationary pressures and everything is getting more expensive.

- Mike Goldstorm expressed that he would prefer ongoing assessments instead of stock piling money in the reserve.
- There was a long discussion on special assessment for the roof work. The membership agreed to have each unit pay \$1,000 dollars to pay for the project.

### **New Board Member Election**

After voting, the majority (8 votes) of the membership elected Brian Cooney to the Board of Directors. His term will end in 2028

### **New Business**

#### **Grounds Update**

- Nick Sledge stated that they have been mowing, spreading seed,
- Resecured all the deck railings. The metal railing is bent and when the boards are screwed to them, it is causing the waviness.
- Nick painted 2 of the community benches and reattached some of the stones around the painters.
- Nick got a quote from R&J Drywall to redo the stucco. We have 2 options,
  - 1 - repair all the cracks and paint so it is the same color
  - 2 – put a new skim coat on the whole building
- Nick said that he is going to re paint the cable boxes on the ends of the buildings.
- Roy suggested that the HOA should look at creating a master architectural pallet to help guide.

#### **Roof Update**

- Nick talked with Axtell Mountain Construction, and they submitted and inspection report. The current managing company also talked to Dunright. Both reports corroborated each other regarding the problems with the roof.
- Dunright is scheduled to do a screw and glue this fall. He will also be replacing the chimney caps.
- The membership discussed the poor screw and glue that happened last fall, and agreed that a roofing professional needs to do a screw and glue this fall
- Mike Goldstorm requested that there be better visibility on bigger projects.

#### **Unit 10 Damage**

- There was quite a bit of damage in unit 10 and LACY construction said that they would help fix the issue. Annie had requested that we wait through the fall to make sure that all the dirt work done by Detrich worked. Jacob has been talking with LACY Construction over the past month to submit all our documentation and expects to hear next week.

Adjournment 6:35 pm MT