

Wednesday May 16ⁿ 2018 at 6:00 P.M. Mountain Time

ON phone: Stuart Margol, Mike Bindle, Wright B George

Present: Kate Newburgh, Ryan Williams, Brett George, Pat Duran

Call meeting to order: (President)

Committee Reports:

Financial – Stuart Margol

- Accounts Receivable, Balance Sheet, and Profit vs. Loss statement, *everything is good looking to come in under budget at annual meeting.*
- *Mention of 3-4 people are constantly behind on dues. Two are making good progress towards getting caught up while 2 are getting further and further behind. Mike Bindle made motion to go forward with collections on the two that are falling behind: Passes unanimously.*

Manager – Pat Duran

- Roof update- all paid fall inspection
- Boilers inspected State/local plumber
- Registered with Secretary of State for boilers, - *Pat Mentioned that He has been dealing with title and loan companies and they have not had any problems and have stated that SunRiver is in a good financial place compared to other HOA's around town. 4 units have sold in the past few months.*

Building –

Landscape & Grounds/Snow removal –

- Dog Waste signs
- Cleared all dead plants
- Pruned trees
- Sprinklers system is work in progress
- Irrigation from river is work in progress
- River landscaping continue to clear dead vegetation
-

Pool & Spa – (????)

- Opening on last weekend in May.
- Repaired exhaust system for boilers.

Legal & Insurance - Wright George

- Proposed policy changes Received new policy and additional charges for next year increases of 10%.

Security, Rules, and Regulations – Mike Bindle

- Security system equipment received and ready to install.
- Completion in August

Community Communication / Technology – Pat Duran

Ryan- Suggested that we need to get our website back up to par and have on it information on parking, pool and Q and A section answering common questions about Sunriver. Also, it will help with buying and selling of the units for the banks and loan companies to answer the preliminary questions for them.

Old Business:

- 1% Transfer fee or documentation fee. *No one seems to think that we need this as of now, but want to keep it in conversation because it is an income generator.*

New Business:

- New headlight fences- *Owners need to see some sort of sample by the meeting*
- Loss and replacement of board members.

Annual meeting set for July 14th 10am-1pm. Lunch provided at pool for owners.

Meeting adjourned:

Saturday, August 18th, at 10 A.M. MDT

Owners IN attendance: Todd Johnson, Stuart Margol, Kenneth Floyd, Pat Karls, Kevin LaCarrubba, Hunt Klein, Wendy Rudolph, Jenny Kapela, Tracie Spencer, Wright B George, Rob/Nicola Farrer, Preston Haynes, Corey Lamothe, Chris Rodgers, Ryan Williams, Matthew Ghram, Darlynn Littman.

Agenda:

10:16am 1. Call meeting to order/verify quorum/introduce board and property management

10:25 Board Introductions,

2. Committee Reports

- **Building Committee**

- Roof Updates – F & E Buildings
- D Building Electrical Issue- Now Secure with Locking electrical panel.
- Painting and siding re sealing.
- Comments made about the deposit that SunRiver made in the past to get Natural Gas piped to all the buildings, Confusion about whether we paid a deposit for this originally or not, how much money is left in the Utilities Deposit. Should we use this money as incentives for people who haven't converted to gas converted.

- **Landscape and Grounds Committee**

- Irrigation system- We have a mechanics lean on the Eagle river so can use all the water we need for irrigation, if there is not a "Call" on the river. There is a Call on the River right now, it has never been this early into the summer in 40 years.
- The Pipe the irrigation needs that goes under the drive between D and F building needs to be replaced in the Slow season, Irrigation from the river was working great for last 2 weeks when we could still use river water. \
- Should the Flowers and other such be improved, Wright B. George wanted it to be noted that he thinks the landscaping is lacking compared to all the neighbors.
- Stuart explained that we do have a long-term plan of spending money each year to keep improving the Flowers.
- New Fences at Parking Garages & West Parking Lot: Should we still do this or plant plants instead,
- Retaining Walls – getting bids for the vast scope this project could include.

- **Pool/Spa Committee**

- Current manager is CPO Certified
- Fixed ventilation issues in pool room
- Overall thought is that the Pool system we have in place seems to be working.
- Biggest complaint is that the jets are not powerful enough.

- **Accounting & Finance Committee**

- Balance Sheet & P&L Comparison – Current vs. Previous Year
- **2017-2018 budget presentation/10-year budget overview (Stuart Margol)**
- 2017-2018 Expenses compared to Budget
- A/R Review – Foreclosure Policy

12:25: Corey Lamothe made motion to approve budget, Kevin Larrcubba 2nds. All in favor

- **Legal and Insurance Committee**

- Insurance Policies needed by owners
- Updating Policies to meet current State Statues, Questions asked if the Insurance policy was shopped around, consensus was no it was not. The insurance Payment was brought into question, Stuart paid this bill on his personal credit card. There were comments that this is not right and accusing Stuart of getting personal Credit Card points.

- **Security, Rules, & Regulations Committee**

partying at pool and if anyone were to be hurt or killed at pool it would be good to have surveillance. Also would monitor dogs and owners doing improper stuff. Also for any vandalism/cars hitting the buildings. Lastly for the security of owners personal belongings and to detour crime. Question was asked if this will Lower Insurance,, answer is no.

- New Parking Passes/ Fob Reset will communicate when this is ready.
- Only Owners can have pets/ clarification of if guests of owners can have pets, answers was yes guests of owners only not guests of renters.
- Renters (Short & Long Term Rules)
- Tenant information for office – contact info & lease agreement, owner sign off sheet

- **Communications/Technical (Sunriver Manager)**

- Sunriver Website

3. Owner Questions/Discussion/Complaints

Corey Lamothe-

Questions- did Stuart personal do the 10 year budget- Yes

WbG- are you getting managers emails- Yes

Is manager certified and registered with Dora- NO not certified, enrolled in class and Yes we are registered with Dora.

Stuart- is your personal card being used on SunRiver stuff- Yes

Stuart- Have you spent more than 100k on your card in the past on SunRiver- NO- WBG stated that Stuart has spent more than that.

When security system is up and running who will be able to view it? Anyone who has access. Stuart had no interest in viewing.

4. Board of Director voting

5. Old Business

- Gas hook ups/energy savings- We should have manager go through and check all owners toilets and check for leaks to give owners suggestions.
- New toilets, water savings and leaking – all owners required to install by Summer 2018 this was talked about and noted that the toilet in the office is still a older water wasting toilet.
- Grease/Clogs in pipes – Who is responsible for payment to plumber and communication to Property manager is important.
- Current owner information & Keys in office

6. New Business

- Electronic Checks or ACH to pay dues the more people on Ach the more money Sunriver saves, this is due to less hassle/
- EVPOA notices- Wright B George really wanted this notice to be sent to all owners as soon as we received it and thought it was wrong that Stuart did not get it sent out.

2:19 pm

7. Meeting adjourned

Attending in person: Chris Rogers, Ryan Williams, Pat Duran, Barbara Luce and
Attending via call in: Andrew Thompson, Jenny Kapela, Wright George, Mike Bindle,
Stuart Margol, Darlynn Littman

1/15/19 6:02 pm Meeting called to order by Andrew Thompson.

Andrew made a motion to approve the meeting Minutes from October, 2018. Jenny Kapela seconded with unanimous approval.

Owner Comments: Barbara Luce, owner D-202 is concerned about the enforcement of covenants, specifically with storing stuff, furniture, boxes, etc. Darlynn Littman, E? also concerned about long term storage of items/clutter that has been around for years. The association needs to set the standard for how the complex looks. Also recommended if we are not keeping the truck/plow, to call public radio to come pick up as a donation.

Manager Comments:

Security System: Contractor has helped Pat install infrastructure and brains of the system. 8-9 cameras up and running costing approximately \$1200, with \$800 remaining in current year's budget. It's a work in progress, but we are making progress.

Snow Removal: Walks done by Pat and thinks doing a good job. Plowing has been subbed out with Pat supervising and paying from his compensation from SR. Agrees it is not as good as in house.

Sprinkler System: Nothing has changed. Still need to connect the river system to the main system in a permanent manner. Piping needs to be replaced under the concrete next to E building. Once that is done, a grate will be installed over the piping for easy access.

E Decking Repairs: Still not done. Trying to get several bids. Costs depends on which of 3 options BOD decides to do. #1 replace like it currently exists, which involves accessing thru 4 units. #2 put support up the middle from the garage. #3 replace the decking and make the decks private like other buildings.

F Building Utility Bill: After receiving the December electric bill, it came to the Board's attention that the usage in F building was off the charts - over \$1700 vs. less than \$100/month. Pat went to investigate and found that the electric breakers for the back up system to keep pipes from freezing had been turned on and blue tape was put over the breakers. The buildings each have a boiler that heats the area around the pipes as gas is less expensive than electricity. The electric breaker panel is designed to provide electrical heat only if an interruption of gas to fire the boilers occurs.

Parking: Normal issues.

Clutter: Pat stated it is worse than he likes. There are constant offenders and enforcement issues.

Plow Truck: Had listed on Craig's List for \$3000 but only had one looker. Suggested trying to contact said looker and ask what he would pay for it. Pat feels we should keep the truck in cash the plow contractor fails. Says truck operable but hasn't used this season. Chris Rogers commented that owning the plow and being liable is not tenable and a liability to the association as it owns the equipment. Owners were not notified about the level of service change and that what we are now seeing is the normal and how it was handled in the past was a higher level of service by being done in house. BOD had already voted to sell the truck and instructed Pat to do so.

Miscellaneous: Building D needs 4 new exterior doors as the current ones are on their last leg. All matching preferred, but could do 2 at each end that match. This is an association cost.

Treasurer Comments:

Xcel gas contract: \$11,309 has been on the books as a deposit to Xcel for future gas hookups. This contract was dated in 2008 for a 10 year term. That term has expired and the funds are remitted to Xcel with no further rebates for hookups.

Financials: Year to Date actual vs. budget right on target for both income and expenses. Cash in bank healthy. Jenny and Wright brought up creating an operating reserve account for emergencies and/or unbudgeted expenses. Short term loan from capital reserves has been repaid in full. Two units are being pursued for legal foreclosure for late dues. Darlynn voiced concerns about capital reserves procedures and how they are accounted for, suggesting that budgeted amounts be transferred into the reserve account on a regular basis to accrue for future use and not just expense as major capital expenditures as they are now accounted for.

Jenny's role as Treasurer and board member will be changing. She is selling her unit, and once that is done, she cannot be a voting board member. She is willing to stay on as an independent contractor to assist management with the bookkeeping until further arrangements are made. Andrew thanked her for all the good work in getting the books in order.

Board Term Limits: It was discussed who will be serving 1 and 2 year terms. HOA Docs says at least 1/3 of board members must be on a 1 year term. Darlynn recommended those terms be calculated based on votes received at the annual meeting last August. A motion was made by Andrew and seconded by Chris with unanimous approval. Darlynn suggested if a tie in the votes, that the owners break the tie at the annual meeting. Board member serving 2 year term: Ryan, Andrew and Chris (up for reelection in 2020); 1 year term: Jenny and Wright (up for reelection in 2019). When Jenny is replaced, that person will assume her term and be up for reelection in 2019.

Animals: Darlynn complained about the lack of enforcement of rules. Andrew as a non-dog owner feels a registry with Unit number and photos of the dogs is important. Pat know pretty much which dog lives where. Enforcement needs to be picked up with "business" done in the courtyard, which is forbidden. Leash rules in Eagle Vail say dogs can be off leash in a fully fenced yard only. Advise owners of the rules so Pat can enforce better. Jenny made a motion that dogs may be off leash on the river path only and that dogs that are under voice/sight command may be off leash in the east parking lot only. seconded and approved unanimously.

New Business:

Jenny brought up dryer vent cleaning. Because the vents are in the walls, it is the associations responsibility to keep clean.

Chimneys were last inspected in 2017 with 2 failures, but Pat thinks those were cleaned. Next inspection is summer of 2019.

Ryan voiced concerns about lack of communication with owners. It is important that information sent be in a format easily read and suggested a newsletter format. Barbara Luce volunteered to assist with this newsletter.

Chris brought up the board approved requirement that all units have water saving toilets installed by July 2018. The prior manager, Colt, had started this process and Pat needs to try to find that list.

Wright voiced concern about the balance in the reserve fund feeling it is not adequate for a complex that is almost 40 years old.

Andrew made a motion to adjourn at 7:45 pm, Jenny seconded, all approved.

Meeting Notes from 4/1/19

Old Business: none

Jenny/Pat/Wright on E Deck Structure: contractor will now be brought in. Time is of the essence. Next step: RA Nelson. A concrete beam from the basement to the first floor. Could use that instead of going into building/units. Least expensive. The floor below may fail (second floor).

January 2019 Board Minutes approved unanimously.

Water Leak in F Building: Mechanical failure in the jacuzzi. \$400 check to be mailed.

Discussion of a voluntary check-in service for vacant units.

Old business: Jenny has a conflict of interest and will resign from the Board effective immediately. Bookkeeping with Pat will continue. An accountant may help with changes. Small compensation. Recuse from voting.

Ryan: approval from Board with him not voting on a van that he is working on. Approved unanimously so long as the noise is kept to a minimum during normal business hours.

Gate to hot tub/pool: Karsang said not done. Pat said he should be done soon.

No exceptions allowed per declarations? Time restrictions.

Manager's update:

Snow Removal Assessment: Subbing out plowing a "success" to Pat.

Chris: we had an above-average snowfall year. Worked OK this year. North facing against a river leads to ice buildup. Need to communicate changes to owners. Save money, reduce liability.

Sale of Snowplow: title issue. Found? Given to purchaser? Sent to the owner via mail. A local person who wanted it mailed. Haven't verified receipt. License plates went with the truck (no change). Get license plates back in hand. Bill of sale is being sent by the buyer via mail.

Sprinkler/Irrigation System: Water district fee paid for 2 acre-feet/year from the river. 650,000 gallons.

Pat needs to do the driveway cut/replacement.

Water Issue: Shower

High electric bill shower running. 30 days running.

Clutter Removal: "getting better."

Bike notices: tagged bikes. 5 or 6 bikes removed. 2 or 3 months for removal.. Notice April 1st. July 1st. Store for two months (July 1 to Sept 1 in storage). Unanimous.

Landscaping: Tree farms. Need quotes/cost. Water levels should be good for the grass. Some hedges need to be trimmed.

Wright wants landscaping/nursery in the entryway. Keep it maintained.

Painting: no new painting now. May need painting done again soon.

Ryan: The top 1 or 2 feet of every building has disrepair.

Chris: What materials will be used?

Jenny: EVPOA citations? Nothing heard since citation information provided. Sent minutes. No payment is due. Ryan said we need to be proactive. Pat said not a good idea to reach out proactively.

Dog Waste: Pat picked up some waste today.

Karsang: dog waste is everywhere on the property.

Pat: need cameras to fine/monitor the complex. Cameras as capital reserve. Go from 8 to 32 cameras. Do things right. Don't cut corners. Get it installed.

Dog Management: "service animal" issues

Parking Passes: Laminator not working. Past forgery issues. Labeling system being worked on.

Fencing project: Need estimates. \$25K?

Karsang: asked about the east parking lot between a wooden fence and parking lot. Prior bids did not have that fence.

Delinquent Accounts Update: Jenny said the SunRiverattorney took action against the owners (who are now in Europe). Till May 6th to pay balance.

Financials: Underbudget on phone, internet. Increase of reserves by \$50K. Huge mattresses led to increased trash bill. Water under budget.

New Business

Xcel rebate expired in 2018. Written off.

Wright: Need structural assessment via engineer. Need 20-30 year plan done via assessment. Need a capital reserve study done.

Karsang: concern on rotting on the siding.

Ryan: camera/e deck priority.

Pending request on solar installer w/ Chris Rogers. Need confirmation of warranty and other details before Board can consider.

Jenny: natural gas is cheaper.

Adjourn: 809pm.

**SunRiver Annual Homeowners Association Meeting Saturday, September
7th 2019 at 10 A.M. MT**

Agenda

1. Call meeting to order/Roll Call/verify quorum/introduce Board and property management (Andrew).

- The meeting was called to order at 10:14 am MT.
- 36 total voting units were counted by a combination of proxies and in-person representation.

2. Reports

Building Committee

o E Deck (Wright)

- Work to commence shortly. Estimate dropped from \$140K at RA Nelson down to an initial expected cost of \$60K down with another contractor. The total expected cost is expected to be around \$40K due to negotiation by Gil Sherpa.

O Painting (Gil)

- Sherwin-Williams warranty.
- Railings need touch-up
- An estimate of prior year painting requiring around \$6-8K

O Fencing (Gil)

O Parking Garage Repairs (Gil)

- Repair of the damaged area under A building

• Landscape and Grounds Committee (Gil)

o Landscape enhancements

o Irrigation system

- Repair of pipe under driveway.
- Pump system to bring river water for irrigation
- Future repair of pipe from city water for irrigation. Cost concerns.

o Equipment improvements

- New power washer

o Snow Plowing

- Professional plowers to be hired for 3 inches or more.
- Under 3 inches is the responsibility of the manager.

- o Exterior Lighting on Timers
- o Water rights need to be renewed

- **Pool/Spa Committee (Gil)**

- o Filter
- o Lock Issue

- **Security, Rules, & Regulations Committee (Gil)**

- o Security Cameras
 - Installation is to be done in Fall 2019.
- o Insurance Policy requirements needed by owners
- o New Parking Passes
- o Animal Registry Reminder

- o Tenant information for office – contact info & lease agreement, owner sign off sheet.
 - Manager needs a copy of owner keys
 - Reminder to maintain smoke alarms and install high-efficiency toilets

- **Accounting & Finance (Karsang)**

- o Balance Sheet & P&L Comparison – Current vs. Previous Year
- o 2019-2020 budget presentation
- o 2018-2019 Expenses compared to Budget
- o A/R Review – Foreclosure Policy
- o Approve 2019-2020 Budget
 - Postponed due to concerns of owners needing 30 days notice of budget prior to the annual meeting.

- **3. Unfinished Business**

- o Deferred Maintenance Concerns
 - o Capital Reserve

- **4. New Business**

- o Current owner information & Keys in office
- o SunRiver non-smoking property

- o Water-efficient toilets/faucets
- o Equipment storage area for items like kayaks.

5. Owner Comment (2 minute limit per owner)

- o Statement on past changes and present challenges at SunRiver.

6. Board of Director voting

- o Two open Board positions for a term of two years each.
- o Each candidate allowed 2 minutes to speak.
- o Karsang Sherpa and Brandon Toms are elected.

7. Meeting adjourned

Sun River Condominiums Board Meeting Minutes - Nov 6, 2019

Meeting starts at 6:20 am MT. All Board Members (Karsang Sherpa, Chris Rogers, Brandon Toms, Andrew Thompson, and Ryan Williams) on call as well as SunRiver Manager Gil Sherpa. Owners Stuart Margol and Darlynn Littman also joined.

Old Business

Approved minutes from 4/1/19 Board meeting. Brandon initiated and Ryan seconded.

Owner Comments

Darlynn:

- 1.) Snow melt on stairs not important
- 2.) E Building modifications
- 3.) Accounting seems to be off
- 4.) Calendar for meetings or email addresses
- 5.) Budget process
- 6.) Unfinished projects
 - East end looks bad. Paint/Patch
 - Cable/Cameras need to be finished
 - Trench in front for sprinklers
 - Landscaping – mulch by E Building is not good
 - Painting – west end of E Building, good job

Stuart:

- 1.) having difficulty with Zoom audio
 - 2.) Bad way to do a meeting – old way was easy – just phone in and listen
- Gil calls Stewart through the office. That is not working too well.

E Deck – resumes on Friday. Previous permit is acceptable. A couple days to finish E and F

Two trees to be removed

Snow plowing contracted through Man of The People LLC.

Camera system – no finish date, issue at warehouse? Juan, the contractor, owes SunRiver camera work.

Parking passes – 70% distributed - Display by Nov 15, or booted

Fencing Project – suggested to wait until spring 2020.

Hot Tub leak – two quotes

\$8,500 to include replumb everything in mechanical room and fix both leaks, and recement – decision up to Board. Willing to start this Monday/Tuesday. Quote for both pool and hot tub. Install Auto-fill. Insured and guaranteed

Karsang - Heating Water – go ahead and get it done. Look at quote and proceed with work

Chris - Get is fixed ASAP. Hot tub down during ski season perturbs man owners – lets fix it. \$10,000, over \$10,000, \$8,565 is cheapest. Need to see about warranty

Karsang – motion to do work if 3 yr guarantee is included in Poseidon’s bid

Darlynne – suggests to check out how long he has been in business

Ryan – seconds, as long as they’ve been in business for 3 yrs

Vote after email sent with quote

Darylynne – E105 construction starting this weekend

Ryan – new updated walls have openings

Darlynne - beams – structural engineer. New plans cover all concerns and under new permit

Darlynne – “If you don’t, I’m going to turn in HOA to Eagle-Vail design committee

Ryan – EVPOA – we will have in place

Brandon – stop placing blame on past owners or boards. We have a good board, lets be concerned with moving forward

Ryan – motion to mute Darlynn

Darlynne – wants stamp of approval from EVPOA

Karsang – recommends pushing fencing until next year, Brandon – second, Andrew – third

Darlynne – broken caps on fence posts

Brandon – seconds Darlynne muting

Camera guy needs to commit to an end date

Andrew – seconds

Ryan – yes 1.) He owes us work 2.) we can request money back 3.) pursue legal action

Andrew – motion Rob to draw up letter for contractor, Karsang – second, Motion passes

Ryan – dog poop problem for years

Board agrees that cameras will hopefully fix it

Karsang – **Treasurer report**

End of October – invoices have been paid

Balance sheet – 45% higher at \$64,000

Vehicle \$7,000, down by \$1,000, getting stronger

Darlynne – Budget to date every month or every quarter

Ryan – E303 deck sinking - Flashing leaks into unit below, railing not that bad

Repair one section that effects the other owners unit \$1600

Owner asked why we don’t replace whole deck. General wear and tear. Other E Building decks do not have same issues. Previous owner neglect. Ryan motions to fix the one section

Karsang – the change in the sky lights set a precedent

Admires Stewart for putting the responsibility on owners for skylight replacement. Board needs to be fiscally responsible

Brandon – seconds Ryans motion to fix part of deck on E303 - All in favor – five “I’s” – Motion passes

Darlynne – construction

Current Board Member Positions

Brandon Toms – Secretary

Karsang Sherpa– Treasurer

Andrew Thompson –President

Ryan Williams – Vice President

Chris Rogers– At large

Brandon introduces motion, Karsang second, motions passes.

Darlynne – provide emails to owners about decisions

Ryan – motions Board to meet in mid-January - Brandon second – 4 “ayes” – no Chris = off call

Ryan – motion to adjourn meeting 7:38 pm, Andrew seconds, 4 “ayes”, no Chris

**SunRiver Condos Homeowners Association Business Meeting
Wednesday, March 4, 2020**

CALL TO ORDER

Meeting started at 5:00pm MT

ROLL CALL

Andrew Thompson - President
Ryan Williams – Vice President
Karsang Sherpa- Treasurer
Gil Sherpa – Manager/homeowner
Brandon Toms - Secretary
George Wiseman- homeowner
Darlynn Littman – homeowner
Katie Krall - homeowner

OWNERS COMMENTS

George Wiseman – grounds look tremendous
Brandon - Gil and Mingma are doing a terrific job
Darlynn - suggests that common areas, deck and steps power washed and fixed up
She was misquoted and would like accurate representation. Last meeting, she said, “There was excessive salt being applied to stairs and elements that don’t ice up. Perhaps we are applying salt too liberally – and this is a concern for dog owners.”

APPROVAL OF LAST MEETING MINUTES

Darlynn - would like to request that the secretary pay better attention and record minutes more accurately, ensuring proper formatting
Brandon – minutes are currently being recorded and he will work on formatting
Minutes Approved

OLD BUSINESS – MANAGER UPDATE

Gil - All lightbulbs in stairways have been changed to LED bulbs, this provides better light
Security camera – Juan came last month – ran wires through conduit, but he is very difficult to get a hold of, and not responding to phone calls
E deck construction update – E deck is finished – leaks fixed, waterproofing,
E203 is also complete - Michael (owner) is content

E deck is falling because the snow has never been properly removed. Deck snow removal is part of the owners responsibility – the decks need to be cleaned off daily to prevent damage from the moisture and mold. How do we ensure compliance? Enforce rules and regulations with owners that they need to clear snow from deck within a certain amount of time

Gil and Mingma have been very diligent about sweeping and cleaning up to avoid future problems

Trash on premises – E301 Previous tenants kicked out and things are getting better

Mingma picks up trash 7 days a week – trash is getting better.

Is Rachel Shirley the property manager of these condos being leased?

Association needs to do a better job of letting owners know about problematic tenants. To alert owners that their management is not finding good tenants. The units that Rachel manages are pigsties. Management needs to do a better job at enforcing the rules.

Karsang – motions to move on

Animal waste cleanup/Security Cameras = Brandon – fix cameras – or get DNA stool samples

How to enforce/fine \$50?

Darlynne – we should have owners sign a contract if they own a pet

Ryan – looking for 80/20 rule – take care of waste in common/high traffic areas

Karsang – could we try and use cameras that run on batteries or solar panel – or Ring, they may be \$300-400

Ryan – doesn't think this is a good investment at this point, we have already invested too much
Ring camera needs wifi.

Gil – currently we have overpaid Juan, original bid \$5k, then \$3k for conduit, so currently we have overpaid him \$2k

Andrew - Following up with Attorney to have Juan come and finish the work, work with Rob to see what we can get back. How many cameras do we need to monitor pet waste

Gil – we just need to connect wires – we should have hired the more expensive company

Building C and A just need to be connected - we have the proper tool

Motion - Ryan – Have our lawyer, Rob, send a letter to Juan, giving him a specific date (end of April) to finish security camera job. In the meantime start collecting bids from other companies to get project finished, and go after Juan for everything – recoup compensation for work completed and uncompleted. Hold him accountable for the damages with trash and dog waste – hold him in breach of contract.

Karsang – second with full blessing

Andrew will ask for a draft of letter from Rob before sent to Juan

FINANCIAL REPORT

Karsang – financials – last year we did not have a lot of expenses on the budget – miscellaneous expenses were on sprinkler, hot tub and pool repair – everything appears to be in line.

Darlyn – wants update on spa repairs

Gil – we were losing 5,000 gallons per day. The pool was about to explode and that would have cost us \$40-50k to repair. The filter needs to be cleaned every 2-3 weeks and it had not been cleaned in years.

We hired a pool company, and for \$11k all repairs were made. We got the best quote and are confident we are in good shape and should not see any additional expenses for several years

Darlynne – concrete stairs need work

NEW BUSINESS

Ryan – need bids on assessment - the capital reserve study – we need to get this done in the spring so that we have time for repairs in the summer – Ryan will take the lead on this project

Darlynne – We need to do a better job updating website. We are legally obligated to have everything (HOA docs, financials, meeting minutes) available on the website or notebook. All owners should be able to have a login and view these documents at any time. We currently are not meeting the minimum standards on the website.

Ryan - What documents should we have posted for all users to see, vs. for owners eyes only?
Ryan and Darlynne will work together on this project.

Brandon – last year we were talking about interior of fence.

Gil suggests that we can use extra metal panels to repair fence on east. The interior fences between buildings have a lot of weak spots.

Darlynne – wants a committee to address fencing. Perhaps we get together with Mountain Stream and build a joint fence. Fence on east is on the retaining wall

Our fiscal year ends June 30, so she would like current board to be on top of the budget, without the reserve study completed we may need to make some estimations

Karsang will start working at budget with Gil and then reach out to Darlynne if he needs further help. Suggests having certain committees to tackle these issues

Brandon will head up committee on fencing and start getting bids – to complete it all at once or in 3 different parts, Darlynne will be in town and walk the fence line w Brandon and Ryan will join if available

Karsong – tree removal – found a crew in Denver that would offer an amazing rate – we need to take care of potential dangers and then work on the aesthetics – will walk around w Brandon
Darlynne – the trees may just need trimming

Gil – we need to drain the swimming pool and have all the concrete resealed

Brandon – when is the next meeting?

Ryan – we should meet in May – before annual meeting -

Darlynne – we need to pick a date for annual meeting and give everyone sufficient notice. So that Karsang can get budget completed by July 1

Karsang – we will have budget sent out before annual meeting (30 days?)

Brandon – motion to adjourn – 6:29 Andrew adjourns

SunRiver Condos Homeowners Association Annual Business Meeting Saturday, August 15, 2020

CALL TO ORDER

Meeting started at 10:11am

INTRODUCTIONS

Andrew Thompson - President
Ryan Williams – Vice President
Karsang Sherpa- Treasurer
Chris Rogers
Gil Sherpa – Manager/homeowner
Brandon Toms - Secretary

OWNER COMMENTS

Darlynne Littman – objects to the annual meeting being held because allegedly 1.) the Board is in violation of section 306 in Bylaws which states that all owners must be notified of the annual meeting via Mail 45 days prior to the date of the meeting – she did not receive anything in the mail and there was no written notice posted, members only received an email notice. And allegedly 2.) the proxies cannot be tallied because they were not distributed via a secret ballot.

Ryan – the proxies will be redistributed in a way that the vote is kept anonymous

Quorum is verified via proxies and in-person representation.

Show of hands regarding holding the meeting on 8/15/20. All approve except for Darlynne.

Show of hands who would like to continue with the meeting. All approve except for Darlynne.

Meeting proceeds

OLD BUSINESS – MANAGER UPDATE (GIL & MINGMA SHERPA)

Gil :

E deck – finished Fall 2019

Security Camera Installation – complete

Painting – mostly complete, still need to do some railings

Irrigation System – fixed and working. Need to change filters regularly

Fencing – wood fencing by parking in between buildings may just need to be fixed vs. replaced. We can reinforce and repaint for now, so that we can save \$40-50,000 remove and replace with vinyl.

Wright George – Darlyne is out of order. She is not recognized.

E Deck Balcony – final cost was \$45,000-50,000 vs. the original estimate of \$150,000, however Darlyne delayed the construction on this project by several weeks and ended up costing the Association \$12,000

Pool and Hot Tub – we spent \$10-12,000 to fix the leaks in the spa. There is still a little leaking in the foundation.

FINANCIAL REPORT

Karsang:

According to the balance sheet we have \$186,000 in reserve

Expenses are lower than expected because Gil was able to save money with the E Deck project

Budget. Right now we have \$27,000 in items discussed, the capital numbers can go up or down depending on the resolution, ie; fence repair vs. replace

Kevin – water bill?

Karsang – we are saving a lot of money on water since the spa repair. Right now we are below the minimum rate that the city charges for commercial accounts – so we are paying the minimum of \$5,000/month

Brandon – There is a \$3,000/month charge for power – this seems high, could we reduce this if we used more city water and limited the amount of river water we are using

Darlyne – there is nothing being put into the reserve. We need a slush fund for operating expenses. The board came with in 0.14 standard deviation of operating expenses – well done

Why did we spend so much money on river improvements?

Karsang – this was required by insurance

Darlyne – we need to be more judicious about expenditures

Right now we have \$213,000 – we should put the \$69,600 allocated for x into the reserve and if we did this every year, in 20 years we would have \$1.6 million in the reserve
Karsang - \$25,000 of our budget...

Wright – Darlynnne makes some good points. We need to increase our HOA dues so that we can bolster our reserve.

Darlynnne: what is the monetary threshold to determine if something is categorized as a regular repair vs. a capital expense

Owner: the HOA dues were raised in 2018 – where has the increase of funds gone?

Capital expense is higher than normal because no money was put into the reserve

Chris: Board inherited prepayment of insurance which had a negative balance therefore we increased HOA dues to get a positive cash flow

Owner: if we stop pulling water from the river do we lose our water rights?

Chris: yes

Kevin: we worked for a long time to get these water rights.

Is the increase in electric expenditure from the pumps running, or something else?

Gil: Dec, Jan, Feb, Mar – the Electric is higher due to heater

Chris: we need to do a comparison of City water and River water. What is the minimum threshold of river water we need to use in order to keep our river rights?

Ryan: we need to increase our reserve

Andrew: we are on a shoestring budget and we want to be gradual and methodical to avoid special assessment

Darlynnne: deterioration of the East Parking lot had not been addressed. Do we have any bids? What is the plan?

MOTION for Official HOA Board to approve budget – motion approved unanimously (5 in favor, 0 opposed)

Darlynnne: I am very passionate about this because I was looking at the capital reserve fund and we have 2 funds. Capital and Operation

\$500,000 for decks, railings, paving

\$55,000 Special Assessment

\$100,000 per unit – for 64 Units

Set aside \$70,000/yr into reserve

Wright: I agree w Darlynnne. Recommend we increase HOA dues \$20 per month (that comes out to 2 beers and a tip), and will increase our funds \$15,000/year

Nicola: applauds Gil and Mingma for an amazing job. Open to raising dues 10-15%

Kenneth Floyd: I am currently working on a 4 inch pavement project in Denver that will cost \$59,000.

Kevin: how about we replace the hot tub? Fill existing hole w concrete and replace with above ground hot tub with working jets. We should also replace patio furniture

Brandon: HOA dues should increase with inflation, at minimum

Owner: are other decks being addressed, so that we can avoid deterioration?

Karsang: the E building is unique bc of large common areas and exposure to sunlight.

Owners were not shoveling. Mingma now shovels every snowfall

Darlynne: Gil, please examine the new red wood boards on the E deck. They are coming up by the support beams

Andrew: Board of Directors has 3 positions available – Chris, Ryan, and Andrew have expiring 2 year terms. 2

Each candidate is allowed 2 min to speak – starting in alphabetical order:

Andrew: current president – really enjoys the work and would be happy to remain on board

Chris Rogers: D201 – loves SunRiver, acknowledges we have big challenges w a 40 yr old building and keeping it affordable

Darlynne: I will never get elected. The only reason I'm running is because Gil asked me to. But I got stabbed in the back. I am livid about tree removal. This election should not take place because a private ballot was not provided and there wasn't sufficient notice posted, emailed, delivered about date of meeting

By-laws state that 3 Board members serve for 1 yr

Ryan: Has been a member of the Board for 4 years. Has a wife and dog, this is their first home. Things are not perfect here but I know we can do better.

Sharon Parker: bought in April. Has lots of time and admin experience and would love to contribute. We all need to work together in a collaborative way.

Motion to hear Brandon. Second

Brandon: I am seeking a civil protection order from Darlynne before I continue to complete tree work. The work is not finished on the E building bc of harassment from Darlyn. Regarding receiving the job for the tree work, I submitted a bid, along with several other contractors. I recused myself from the vote, and we checked with the attorney to ensure there was no conflict of interest.

Darlynne: very angry, continues to interrupt Brandon

Andrew: warns Darlynne that another outburst will cause ejection from the meeting.

Another disruption occurs and Darlynne is ejected from the meeting.

Karsang: the Board looked at all the bids and proposals

Andrew: we consulted our attorney regarding any conflict of interest. We considered all bids

Floyd: as long as Brandon recused himself from voting and all bids were considered he supports Brandon

Owner: if Brandon is qualified, legal, the attorney was consulted and it was a good bid then there shouldn't be any problem with Brandon obtaining the job

Housekeeping:

Legal document/proxy

Increase dues/capital improvements

Permanent proxy

Discussion of Amending Bylaws to change Fiscal year from July to June so that we have the time and funds available to complete projects in the summer.

Sharon is tasked with looking into bylaws. Perhaps a complete overhaul is necessary because these are out of date.

Proxy 48 present for 75%

Board Members announced: 11:43am

Karsang – Treasurer

Andrew – President

Ryan – Vice President

Sharon – Secretary in non-Board Member capacity

Brandon – Board Member

Chris - Board Member

Chris: when seeking proposals for construction contracts at SunRiver, we should email all owners to see if any of them would like to submit a bid

NEW BUSINESS

Karsang: we should look into completely amending bylaws

From an accounting perspective – how much have we paid our attorney, Rob, to deal with issues pertaining to Darlynnne?

Ideas for East Parking Lot: Gardens? Trees? Steel fence along river to keep view of river
East Parking: Paving – consult Kenneth

How many parking spots are we required to have?

Number one Priority is to get a bid on the Fence between buildings and parking garage
4 ft concrete footers, 4ft steel bars, solid material vs. slats to prevent headlights from shining into 100 level condos

Do we own property on the other side of the bridge? Can we sell it? Have a garden? Picnic table?

Can HOA raise dues at any time? Or does it have to be at the start of the fiscal year?
Email Owners: seeking input on increasing HOA dues 10%, followed by an automatic 2-3% increase annually, to correspond w inflation

Do we need a formal reserve assessment? Projects (what we need to do) vs. Improvements (what we want to do/curb appeal)

Decks, stairs, siding, retaining walls, parking, fencing, concrete walk by managers office and stairs down to river

Community Clean Up day? Build a community garden?

T-11 Cedar Siding on buildings is old and no longer made
Need a new material for the fence – this can be different than the siding on the building

Fiscal Year – reset to spring?

Make it simple – follow calendar year – to allow time to plan for projects in the summer

Change Bylaws – they are old and out of date

Change Annual Meeting to October? Must have Annual Meeting w/in 3 months of the fiscal year to review the budget.

1/13/21 at 6:30 pm MT

Brandon/Gil/Andrew attending in person

Karsang/Ryan/Chris attending virtually

Old Business: None

Owner Comment: None

Manager's Update from Gil: generally going well with maintaining SunRiver

Reserve Study:Karsang

Capital expenses are behind. Dues and reserves are low. Did not realize how badly underfunded the reserves were until the reserve study was undertaken.

\$2M needed just to take care of current capital expenses. Per unit cost of around \$17K.

Three main ways funds can be raised:

1. Loan
2. Special Assessment
3. Dues increase

Committee needed to study the options and survey owners.

New Business

Heating discussion. Baseboards are inefficient. Evaluate heat pumps. Holy Cross rebates. High solar capacity at SunRiver. Reduce R value on heating costs

Brandon: pipe freezing concerns. Let's look at improving heating capabilities at SunRiver.
Ceiling tiles X marks the heat spots

Meeting Adjourned at 7:25 pm MT on 1/13/21

SunRiver HOA Agenda for 6/22/21 at 6:30 pm MT

- Meeting started at 6:04pm MT
- Owners in attendance: Kevin LaCarrubba, George Weissman, Wright B. George, Michael English & Kasha, Darlynnne Littman
- Board members in attendance: Andrew Thompson, Karsange Sherpa, Ryan Williams.
- Board members absent: Brandon Toms (proxy given to Andrew Thompson) and Chris Rogers (proxy given to Ryan Williams)
- Old Business
 - None
- Approve minutes from 1/13/21 Board Meeting
 - Unanimous
- Owner Comments
 - Wright: Trying to contact Eagle-Vail metro about the lawn. Phone call to POA (Jake Jacobson). Clarification needed on who is responsible for maintenance of area along bike path.
 - Kevin: suggests zeroscaping it with rocks.
 - Ryan: Outside of the fence is not our responsibility. County/town POA issue.
 - HOA generally takes care of it. Gil has taken care of it the last few years. Bold said go back to EVPOA.
 - George : Capital Reserve study questions
 - \$2M needed for repairs
 - 2-10 year timeline for recommended repairs
 - Darlynnne: What % of the reserves should be funded and how? 0-100% funded.
- Manager's Update: Gil
 - Riverfront pump working well right now
 - Clean it 2 or 3 times per week
 - Building A handrail replacement + E301
 - Flowers planted/landscaped
 - Sealed hot tub/pool area
 - Work on the fence this weekend.. Visit to Denver for the parts.
 - Stripe tomorrow (6/23/21) and then work on fence
 - 360: good contractor experience.
 - Loose handrails: fixed E building middle of third floor
 - Hot tub: fixed long-term leak. Found a crack on northside.
 - Cameras: all still working with DVR recording

- Recent bike thefts
- Roof inspections: tough to schedule. Calling daily. Aiming for July.
 - Roof warranty considerations with the person doing the inspection.
- Financial Update from Treasurer (Karsang Sherpa)
 - Karsang: behind on reserves, need to raise dues
 - Preliminary budget discussed
 - Discussion around individual water metering
 - \$56K cost for parking lot repairs
 - Dues increase discussion
 - EV chargers grant application
- New Business
 - None
- Adjourned at 7:26pm MT on 6/22/21

**SunRiver Condos Homeowners Association Annual Business Meeting
Saturday July 31st, 2021 at 10am MT**

AGENDA

MEETING CALLED TO ORDER

- Roll Call
- Verify quorum via proxies and in-person representation
 - 49 total proxies or in-person attendees. Quorum satisfied.
- Introduce Board (Andrew Thompson, Brandon Toms, Chris Rogers, Karsang Sherpa, Ryan Williams)
 - Andrew, Brandon, Karsang, and Ryan in attendance.
 - Chris unable to attend. Chris' proxy given to Ryan.
- Introduce SunRiver Property Managers (Gil & Mingma Sherpa)

APPROVE MEETING MINUTES FROM 6-22-21

- Unanimously approved

MANAGER UPDATE (Gil Sherpa)

- Update on completed projects
 - Fencing project
 - Pool/hot tub repairs
 - East lot parking completion
- Update on projects underway
 - Issue with Highway 6 construction causing a burst pipe.
- Roofing contractor
- Common elements

FINANCIAL REPORT (Karsang Sherpa)

- Reserve Study
 - Around \$200K in current reserves.
 - Study recommends at least \$1M of reserves given maintenance and upkeep needs.
- Balance Sheet & P&L Comparison - Current v. Previous Year

- 2020-2022 Expenses Compared to Budget
- 2021-2022 Budget Presentation
- Vote on 2021-2022 Budget
- Dues change: 25% increase
 - Owner and Board discussion around the topic
 - All owners who gave feedback thought dues should increase
 - Many owners in favor of an increase in 20-30% range
 - Unanimous Board approval (5-0) of the 25% dues increase
- Budget approved
 - 46 in favor
 - 3 opposed
 - 3 did not vote in favor or against

NEW BUSINESS

- River water rights
 - Likely outcome is to seek a 6-year extension of river water usage rights
- Individual water metering
 - Requires further study around water usage
 - Eagle River Water & Sanitation District does not currently have strong incentives to use less water on individual level given current pricing structure.
 - One inlet per unit
- Solar
 - Holy Cross solar installation would void roof warranty.
 - Xcel typically has excellent solar rebates (around 60%)
- Concern about some units not following covenants around deck space
- Audit
 - Prior auditing firm has been slow to respond for audit request
 - Another auditing firm may need to be used
- Discussion around animals from renters
- Door jam concern from B301

- Electric vehicle charging stations
 - 80% subsidy provided by government for chargers
 - Difficult for individual owners to be approved for the subsidy. Desire is a community charging area.
 - Concern about necessity of the stations given lack of current electric vehicles at SunRiver

OWNER COMMENTS (2 minute limit per owner)

BOARD OF DIRECTOR VOTING

- Two open Board positions for a term of 2 years each.
- Each candidate allowed 2 minutes to speak
- Votes
 - Secret ballot administered on site for budget approval and board of director voting
 - Brandon Toms and Karsang Sherpa re-elected for a term of 2 years each

MEETING ADJOURNED