

SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS
MEETING MINUTES
October 7, 2024

Board Attendees: Janet Stevenson, Josef Schroeder, Melissa Villella, Chris Rogers, Dean Zimmerman

Owner Attendees: Jay Bael, Alissa and Adam Holen, Vicki Boxer, Jack Cannon, Mike and Sharrie Bindle

Management Attendees: Allen Formanack

Janet called the meeting to order at 6:00 PM MDT. She briefly reviewed the rules of the meeting.

Actions Taken Since Last Meeting: The board approved the minutes from the prior board meeting and draft of the annual meeting minutes.

Financial Report: Janet review the Sept. 30 financial reports. We are getting along with the initial assessment monies due Oct. 15. She noted that we are taking a big hit in building maintenance, due to pipe leaks and the need to redo decks due to rot.

Manager Report: Allen reported that: the painters are working on E building. We have had racoons in E building and have set traps. The river stairs need work and the pool and hot tub need resurfacing. F building is now fixed from the Fedex crash and the irrigation system is winterized. We are getting bids to modify or replace our noncompliant railings.

Old Business:

Painting: The painters are power washing and prepping E building and should be done within 7 – 10 days. After that, we will set up a punch list of items needing to be addressed.

Insurance: Janet noted that we are paying double and we are not close to being fully insured. To insure to full value would cost over \$500,000 total yearly and we would have to pay 35% earned premium initially with no way to get it back if we canceled. The effect of this is to make sales difficult (cash buyers only) and banks can call loans.

Janet noted that Farmer's was our best bet to get back into the standard markets. They have given us 6 conditions we need to meet and we are working to do so by getting solutions for our non-compliant railings, inspecting our sewer lines and getting a list of units and whether or not they have updated plumbing and electrical.

MOTION: Mel moved and Joe seconded that we restrict gas grills, fire pits and smokers (electric are fine) to ground level at minimum 10 feet distance from our buildings. PASSED UNANIMOUSLY.

MOTION: Janet moved and Dean seconded that short-term rentals not be allowed to use wood-burning fireplaces. PASSED UNANIMOUSLY.

Vicki noted that her pending sale fell through as the bank refused financing to the potential buyer due to our not having full insurance and that we might be subject to legal consequences. The board decided to consult with our attorney about the situation.

Janet noted that the results of the owner insurance survey were split: 11 wanting no more layers, 7 wanting one more and 3 wanting 2 or more.

Water Rights: Janet noted that we are in the final phase of getting our rights finalized. We just need to develop a spreadsheet that satisfies the authorities.

EV Charging: Alissa told the board that her car is a hybrid, not a full EV, so the current charge of \$50 was too high.

MOTION: Chris moved and Mel seconded that we charge hybrids only \$30 per month. PASSED UNANIMOUSLY.

We will start billing them with the November ACH.

Owner Discussion:

- Adam noted that electric and plumbing updates need to be a higher priority.
- Jack noted that costs are going up and that we have to pay up as a result.

Next Board Meeting: Monday, Dec. 9th, at 6pm MST.

Meeting was adjourned at 7:31pm MDT.

Respectfully submitted,
Janet Stevenson, Acting Recording Secretary, from notes taken by Mel Villella