

Sunriver Condominium Association
Board Meeting Minutes
Thursday, Jan. 19, 2023

Roll Call/ Call to Order:

Manager: Gil Sherpa

Board Members: Janet Stevenson, Chris Rogers, Mike Bindle, Ryan Williams, Stuart Margol

Owners: Susan Coleman (A 203)

The meeting was called to order at 6:05 pm MST by President Janet Stevenson. She reminded all present to have phone ringers off please, mute if on zoom and not speaking to the board and no interruptions.

Janet announced actions taken by the board since the last meeting:

- A) Minutes from the prior meeting were approved and posted to our website.
- B) Although there was email discussion of changing the parking fee structure, no decision was reached. This will be discussed in New Business.

Reports:

A) **Financial.** Stuart reported the following:

- He and Ben Shirley are working hard to clean the books and Accounts Payable. At the moment the checking accounts are within \$3,000 of being reconciled.
- Most expenses are on budget and dues are being billed. Exceptions include:
 - Fire extinguishers. There was no budget for them.
 - Manager fees appear to have been double paid in July/August.
 - Currently utilities are in Gil's name and he is working to get these switched back to Association control.
 - Trash is over due to people dumping large carry-off items and our inability to bill them (camera not working).
 - Insurance is over budget and expectations are that this is a trend that will only get worse.
 - Legal fees are over because we have had to almost start over on our water rights due to the prior board's neglect.
 - The Door King fob security system was not budgeted and we had to replace the motherboard.
- Next step is to audit the dues since there appear to be some discrepancies, including two old owners who sold and new owners missing payments. Also possible double billing.

- Janet raised the issue of keeping some expenses on autopay. Stuart noted that he wanted to get the books cleaned first, then we can decide and the board agreed.
- Janet reported she has had difficulty opening an account at Wells Fargo so we can move our reserve funds and then got sidetracked with other issues. She will return to this later.

B) Manager – Gil reported that:

- The trash area camera stopped working last year when the weather got cold and then started back again when it warmed. That may be the case with the current outage.
- The fob system motherboard cost \$2700 with an additional \$1000 to install.
- Because of the amount and frequency of snow this winter, he and Mingma have been very busy doing removal. We have already used almost all our salt and sand and need to buy more.

MOTION: Ryan moved and Chris seconded that we purchase an additional 20 bags of salt and 2 bags of sand to hopefully make it through the winter. Passed unanimously.

- All building backflow inspections will be done by the end of next week.

Old Business:

None

New Business:

- A) **Parking pass fees.** Janet noted that each unit currently gets 2 free passes and additional passes currently cost \$5 per month. She noted that the board had been discussing but no decision had been reached.

MOTION: Stuart moved and Mike seconded that, effective with the March billing cycle, we change the fee structure so that the first two passes will still be free, a third pass will cost \$25 per month, a fourth pass will be \$75 per month and a fifth pass will cost \$100 per month. No unit can have more than 5 passes. Motion passed with 3 in favor and 2 abstentions.

- B) **Snow in garages.** Mike raised the issue of the buildup of snow in the areas between the cars and the retaining wall in our garages. Gil will get a quote from our snow people to remove this and will submit to the board for approval via email.

NEXT MEETING: Scheduled for Thursday, March 16th, at 6:30 pm MST. If an executive session is required, it will be held on a separate day to be determined at the board meeting.

Meeting adjourned at 7:05pm to Executive Session.

Respectfully submitted,
Janet Stevenson, Acting Recording Secretary