

**SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**June 13, 2023**

**Board members present: Janet, Ryan, Chris, Mike**

**Owners present: G. Weissman, M. English, S Coleman A203, D. Littman**

**Staff present: Allen Formanack**

Janet called the meeting to order at 6pm MDT. All owners were asked to introduce themselves.

Janet reviewed the rules for the meeting and noted that Stuart Margol has resigned from the board. Mike moved and Chris seconded that we accept his resignation. Unanimous approval.

She noted the following action items since the last meeting:

- Approval of minutes from last board meeting – approved & will get uploaded to website in next few days
- New parking passes and rates. Allen noted that most owners have gotten their new passes.

Financial Report: Janet gave the report and noted the following:

- i. Financial Results Fiscal YTD – as of 6/1/23
  - i. Insurance & water nearly half of budget.
  - ii. E building electric expense up, probably due to temp power at the building.
  - iii. Pool/Spa spending to fix leak

b. Manager Report - Allen

- i. General complex clean-up
  - i. All tree trimming & trash being removed, already on second dumpster. Organized shops & inventory of tools.
  - ii. We will keep filling but will call to remove early next week
- ii. Manager's unit
  - i. All done but for a little trim.
- iii. Parking Passes

- i. Nearly everyone, 80% or more
- iv. Spa repairs
  - i. Need to check switches
  - ii. Spa not leaking but pool is having leak
  - iii. Need leak detectors out for pool
- v. E building electric
  - i. New Electric waiting on payment for permits on project
  - ii. Check going out Thursday to reserve our spot.
- vi. E301 water leak
  - i. Calls out to insurance

### Owner Comments

S. Coleman – observed a man urinating in parking garage under C building.

G. Weissman – Wanted contractor name for remediation of E301 water heater leak. (Extreme cleaning)

Email from owner about the grass along the path outside the fence. It is a County responsibility but since they are not doing anything, the Board decided to ask Allen to weed whack it down.

### Old Business

a. New parking passes issued.

b. Owner survey results. 18 filled it out of 65 owners. Somewhat mixed reviews on planning. Not enough replies to draw serious conclusions.

### New Business

a. Bike racks. Mike noted that we need to work on cleaning & clearing out bike racks. Board decided to tag the bikes and send out an email giving owners (and renters) 2 weeks to remove the tag. Any bikes remaining tagged will be donated.

b. Updating owner lists. Allen has been getting lots of responses. Anyone who does not respond will be called.

c. Set date for Annual Meeting. Looking at Aug 5<sup>th</sup> or July 22<sup>nd</sup>. Chris is out for a couple of months. Ryan checking on July date.

d. Brief discussion of proposed 10-year plan, including 2023-24 budget. A board working session was scheduled for June 29<sup>th</sup> (Thursday) at 6:30pm in the office.

Meeting was adjourned at 7:10 pm MDT to Executive Session.

Respectfully submitted,  
Ryan Williams, Acting Recording Secretary