

SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS
MEETING MINUTES
September 25, 2023

Board Attendees: Janet Stevenson, Mike Bindle, Ryan Williams, Josef Schroeder, Melissa Vilella, Kasia Jablonski

Janet called the meeting to order at 6:07 PM MDT.

Actions taken since the last meeting:

- approved the minutes of the last board meeting.
- ordered hot tub part and proceeding with repair when part arrives.
- moving forward with snow removal agreement with proviso that all snow to be cleared to pre-approved locations.
- creating new Comcast account to separate HOA service from Stuart's personal account.

Election of officers for the coming fiscal year:

- President: Janet
- Vice President: Melissa
- Treasurer: Mike
- Secretary: Kasia

Janet asked about establishing committees:

- Board brainstormed which committees SunRiver requires (building, grounds & pool, financial, community building/social, rules enforcement)
- Will circle back on this concept next meeting.

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

- Financials on target but Ben has not yet updated the new budget into the system. So percent to budget numbers not correct.
- Reserves now invested at US Bank at 4.25+% - looking at an additional \$6,000 in interest income this year.
- Biennial audit started.

Managers' Reports: The property managers (Allen / Ben) were not present to provide their updates due to illness and surgery.

Old Business:

Janet asked about the bike clean-up. Since there are still tagged bikes around, she will talk to Allen to give them away – Mike has a friend who can repair.

New business:

Janet reviewed the status of to-do items from the annual meeting

- C building truck incident: we have determined the company responsible and their insurance. Ben will work on this when he returns from surgery.
- Hiring construction consultant: the board determined we would like industry expertise to help prioritize our projects, Kasia to inquire with GC owners if they'd join such a committee to help with future projects as needed.
- Collection of dues from lost checks in Nov., 2021. Ben will be working on this when he returns.
- Retaining walls report. Ben has talked to KRM who will return and give us a written report on the status of the walls.
- LED lights in the garage: A building and part of F building completed. Allen is working on them, building by building.
- Revise owner's handbook: in progress, Janet to share a draft next month.
- Painting: the board determined we would like to send a survey to all owners via DocuSign with results sent directly to managers. 50% of owners must participate, then 50% or greater majority by survey results will make a decision on the details of painting the complex. Survey to go out later this week, allow 2 weeks for responses.

Janet asked the board about closing the pool for the season. Sense of the board was to close next Monday and notify owners.

Janet noted that she will be off the grid starting this Friday for 2 ½ weeks (although she will be on email) and asked for volunteers to take over. Ryan and Mel will work as a team to cover in her absence.

Next meeting was scheduled for Wednesday, Dec. 6th, at 6pm MST.

Meeting was adjourned at 7:27 pm MDT. No Executive Session.

Respectfully submitted,
Kasia Jablonski, Recording Secretary