

SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS
MEETING MINUTES
December 17, 2023

Board Attendees: Janet Stevenson, Josef Schroeder, Melissa Villella, Kasia Jablonski, Chris Rogers

Owner Attendees: Susan Coleman (A203), Sherrie & Mike Bindle (F204), Stuart Margol (B101), George Weissman (E201), Jeff Karls (C101), Adam Holen (E305), Darlynnne Littman (E105)

Management Attendees: Ben Shirley, Allen Formanack

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

Kasia asked for permission to tape the meeting to post to the website. Because one owner objected, this was not allowed.

Janet reviewed the meeting rules. She then discussed the role of the board and the roles and responsibilities of board members, including preservation of the HOA assets. She asked Kasia to provide proof that she is a principal of the LLC that owns her unit.

Actions taken since last board meeting:

- Minutes from the last meeting were approved.
- The assessment for the painting project had been affirmed by the board and emails sent to owners.

Board resignation and election of new officers: Janet announced the resignations of Ryan Williams (moved from the complex) and Mike Bindle and thanked them for their service. A vote was not required. Mel volunteered to take Ryan's place as VP and Joe took Mikes's place as Treasurer.

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

- We are now taking 10% of dues and putting the money into reserves.
- We are accruing good interest on our reserves.
- E building electrical costs are high due to the temporary power but should go down as it is fixed.
- HOA will open new account for painting assessment money due to FDIC insurance limits.
- We are working on the biennial audit.
- Per a question from Kasia, the manager's unit was originally part of B101 and has been fully depreciated.

Managers' Reports: The property managers (Allen / Ben) reported the following:

- General maintenance has continued on, with replacement of garage lights, planting tulips, removal of debris, replacement of outside light glass and winterizing the complex.
- We have received the report on retaining walls, which stated that none were in imminent danger but we need to move sprinklers and trees to avoid further moisture damage.
- We now have our own account with Comcast and are no longer relying on an owner. All systems are working well after the switch-over.
- Boiler freeze warning system not operable due to no phone line. Allen will check with Comcast to see what needs to be done to get it to call his cell.
- E building electric repairs almost complete, just missing a part. He will update the board when the part is available and work scheduled.
- Electric snow blower is not adequate. Allen will price gas models and let the board know.
- We are working with our insurance company to get our claim on the C building damage processed. Possibilities for preventing this in the future were discussed, including better signage and cameras on the entrances.

Old Business:

Committees. The board designated the following committees:

- Communications/community (Mel to chair)
- Enforcement, Building/landscape (Mike Bindle volunteered as a member and will ask Dean Zimmerman to join him)
- Financial/Planning (Joe to chair, Janet as member). Concerns were raised that this committee should be independent of the board as a review.
- Painting (Mel to chair)

Electric Vehicle Charging Station: Chris raised the issue of his installing a charging station in his space in the D building lot that would feed into his electric. The board asked him to develop and submit a detailed proposal that could be turned into board policy on this issue.

Painting: Email notice has been sent to owners, who will have ten months to pay. The issue of the contract was raised – Kasia was asked to supply suggested bullet points necessary and Mel will look into possibly hiring a general contractor as consultant on the project.

New business:

Office Remodel: The upcoming office remodel was discussed. Allen will provide labor and will give the board an estimate of costs.

Fire Safety: Kasia raised the issue of what is being done to mitigate fire risk. We have planned to trim trees away from the buildings prior to painting and schedule all needed maintenance on fire-related systems. Chimneys are swept every 2 years in units with wood-burning fireplaces.

The issue of making SunRiver a non-smoking community was discussed. It was decided to do more research into the legalities of doing so.

Spring Clean-up: Tabled until next meeting.

Website Management: Ryan was our previous manager but is no longer in our complex. Mel volunteered to talk with Ryan to see what is involved in maintaining the website.

Other Issues raised by Owners:

- Registration with DORA (Dept. of Regulatory Agencies). Janet will ask our attorney to see if this is required.
- Providing financial information without coming into office. Janet asked that an email be sent detailing the information requested and we will comply.
- Recording board meetings. Janet will check with attorney on this.
- Updating the Declarations and By-Laws. Janet will check with attorney but this may be a high bar to pass.
- Filling board vacancies. Tabled to next meeting. We will ask for owner interest in board positions and committees in meeting recap sent to owners.
- Owner thermostats: Can be replaced since E building issues appeared to be loose wires in the meter stacks.

Next meeting was scheduled for Sunday, Jan. 28th, 2024, at 6pm MST.

Meeting was adjourned at 8:48pm MST. No Executive Session.

Respectfully submitted,

Janet Stevenson, Acting Recording Secretary, from notes taken by Kasia Jablonski