

**SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**June 10, 2024**

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

**Owner Attendees:** Sharrie & Mike Bindle, Darlynn Littman, Wright B. George, George Weissman, Ben & Collett McCarthy, Jamie Freudenthal, Nicola Farrer, Susan Coleman, Stuart Margol, Ken Smith, Stephanie Soler.

**Management Attendees:** Allen Formanack

Janet called the meeting to order at 6:03 PM MDT. She reviewed the rules of the meeting.

Actions taken since last board meeting:

- Dean Zimmerman was voted on the board.
- The extension to Allen's contract was accepted by both parties, to start on July 1.
- The painting project surcharge covering the increased cost of wood repairs was approved.

Mel moved and Dean seconded that we approve the minutes from the last meeting. Motion passed unanimously. Janet noted that the minutes will be posted on the website shortly after the meeting.

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

- Reserves are building but we have had to move \$30,000 to operating accounts to cover additional wood repair costs. Money will be moved back as the assessment and surcharge are collected.
- We are making around \$9,000 in interest and sending \$3200 to reserves monthly.
- We will need to increase the budget for plumbing and other building maintenance, as we are an aging complex.
- Electrical costs are high but are offset by lower gas costs.
- Our insurance with American Family is not being renewed, not due to anything we did. They are dropping all policies over \$25 million. We are working with an independent agent to look at options.
- We are looking for a new bookkeeper, as Ben is leaving to pursue other options.

Manager Report: Allen reported the following:

- We are waiting on additional garage lights being shipped from China.
- We are waiting on Fedex to respond before we fix F building. Nicola offered to contact Fedex to get our claim going. We have a bid to repair the damage and Allen will get the district court involved in restitution.

- We fixed C building.
- We are replacing the irrigation line by E building, as the old pipe was bad.

### **Old Business:**

**Board Education:** Tabled due to other priorities.

**Spring Clean-Up:** Mel reported that this will be moved to the summer after the paint project completes.

**Paint Project:** A and C buildings are done, except for the punch list. The wood has been removed from both the east and west sides of E building, with the river side being tackled last.

Owner questions were addressed.

- Jamie asked when we expect to be done. We hope the beginning of July.
- The last time we painted was 2005.
- Wright asked about publishing who owes what on the assessment. We are not sure the legalities involved.
- A discussion was held on payment options.
- A discussion was held regarding a 5-year assessment of the property by a building professional.
- Stuart asked about hiring a professional for the painting project.
- Darlyne asked about a reserve study.

### **New business:**

**Bookkeeper:** Janet noted that there are not a lot of options in the valley and asked for recommendations.

**Highway 6 Construction:** Dean stated that he knows one of the general contractors on the roundabout project and they discussed work down by the river. The GC might want to build an access ramp on our property as the river culvert is on our property and is on the list to be cleaned. He will keep us posted on this issue.

### **Issues raised by Owners:**

- Darlyne Littman noted that our stairs are very worn and we might want to ask Naro to flip them.

**Next Board Meeting:** Monday, July 8<sup>th</sup>, at 6pm MDT.

**Annual Meeting:** Saturday, July 20<sup>th</sup>, at 9am MDT.

Meeting was adjourned at 7:15pm MDT to Executive Session.

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