

**SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**August 5, 2024**

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

**Owner Attendees:** Darlynn Cassaday, Susan Coleman, Mike and Sharrie Bindle.

**Management Attendees:** Allen Formanack

Janet called the meeting to order at 6:00 PM MDT. She briefly reviewed the rules of the meeting.

**Election of Board Officers:**

The board chose the following officers:

- President – Janet Stevenson
- Vice President – Mel Villella
- Treasurer – Joe Schroeder
- Secretary – Mel Villella

**Actions taken since last board meeting:**

- Minutes from the last board meeting were approved and will be posted, along with the minutes of the June 30<sup>th</sup> emergency board meeting.

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

- Janet is working to get our bookkeeper Mary up to speed. Due to the timing of the annual meeting, the invoices were late and financials need more work.
- We had to take \$52,000 out of reserves to pay the down payment for our new insurance.
- Painting and wood repair are our biggest expenses so far.
- Today is the last day for those owners who have not paid anything on their assessment. Per board agreement, we will send certified letters, then if nothing happens, we will put on liens and initiate foreclose. Janet will discuss with attorney to get this right.

**Manager Report:** Allen reported the following:

- We are still working on E building wood repair.
- The new irrigation pipe has been installed and is working. However, the county broke the line on Highway 6 and Allen is contacting them to get it repaired.
- He is getting bids for dryer vent clean-out and chimney sweeping, as well as redoing E and F building roofs and for snow removal.

Joe noted that he had a plumber come to his place and the D building shut-off valve was very difficult to use. It was decided to have Allen get bids to have a plumber look at all the building shut-off valves and let us know what needs replacing.

**Old Business:**

Paint Project: Mel reported that getting material has been a hold-up and we will need to plan better to have room on the credit card to charge needed materials.

Insurance: Janet reported that she is working with AmFam to get a quote from them. The owner survey will close this weekend and we hope to have results early next week.

Janet reminded all that our Decs require full coverage so we need to rewrite them in light of the current crisis. Full coverage would cost \$400,000 to \$500,000 yearly at current rates, which would more than double our budget. Not having full coverage is an issue for those who want to sell or refinance.

**New Business:**

Parking: Mel discussed some issues we are having with people not following our parking rules. It was decided that Chris would look for a sheet with our rules and we would send an email to owners to refresh their understanding and make clear they are responsible for renters not following the rules.

Short-Term Rental Fee: Chris raised the issue of charging those owners who short-term rent a fee, due to the amount of rules violations they cause. Janet will ask our attorney if this is legal.

Repainting Parking Lines: Mike Bindle noted that the parking lines are getting faint and asked if we could get them repainted. It was decided that Allen could probably do it but, because he is very busy, the matter was tabled until the next meeting.

County Access: Dean noted that the county was able to clean out the culvert without needing access to our property.

**Next Board Meeting:** Monday, Oct. 7<sup>th</sup>, 6pm MDT.

Meeting was adjourned at 7:01pm MDT. No executive session.

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