

Regular Board Meeting Minutes  
Wednesday November 17<sup>th</sup>, 2021 at 6:30pm MT  
Final Approved 4.5.22

- In attendance. Meeting started at 6:35pm MT On 11/17/21.
  - Andrew Thompson, Board
  - Karsang Sherpa, Board
  - Ryan Williams, Board
  - Brandon Toms, Board
  - Chris Rogers, Board
  - Gil Sherpa, Manager
  - Michael English & Kasia Jablonski, Owners
  - Darlynn Littman, Owner
  - Todd O'Rourke, Owner
  - Chuq Yang, Owner
- Old Business
  - Nothing
- Meeting minutes from annual meeting on 7/31/21 will be voted on at the 2022 annual meeting
- Owner Comments
  - Michael English: may have some comments but questions appear to be on agenda
  - Darlynn Littman: question about the Board approving annual meeting minutes during a Board meeting. The Board agreed to vote on the 2021 annual meeting minutes during the 2022 annual meeting.
    - It should be noted that the meeting Board unanimously approved the last Board meeting minutes on 6-22-21 at the annual meeting on 7-31-21
  - Kasia Jablonski: thank Gil and Mingma. Great job fixing up SunRiver.
  - Todd O'Rourke: Gil very helpful. Appreciative of the effort
- Manager Update (Gil)
  - Roofing
    - F building roof has been repaired. E & F are out a warranty and spent just under 10k to do repairs on them. Current Umbrella Roofing Co. Thinks it possible to last with repairs 5+ years.
    - Roofs at SunRiver have been updated at different times over the years for A, B,C & D with warranty expirations in the next ~ 5-9 years.
  - Painting
    - Deck painting in some areas
    - Replaced railing in part of A & E building

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- Chris questioned the Trex alternative handrailing. Gil – it ended up being far too expensive.
- Rules Enforcement
  - Removal of wall placed by owner in E building
    - Darylnne comments on a firepit that was behind the wall. Gil said owner plan to remove and even drove up from Denver to take down wall once given the notice and will remove the gas firepit.
  - Fine structure is defined by the Board. Available in owner’s handbook or on fine sheet given for offenses
  - SunRiver ByLaws state BOD responsible to “ establish, make & enforce compliance with reasonable house rules...” (Article IV, 4.04, b)
  - Better visibility of rules and fine structure would be helpful. Darylnne policies and policy adoption should be on website
  - Brandon asked if anyone has been fined for not picking up after their dog since cameras were in place. Answer NO
- Pool and painting are priorities for 2022
  - Interest in knowing the annual cost of running pool/hot tub. Karsang will look to see if he can isolate numbers. Overall costs down since major repairs.
    - Pool Deck needs resealed
- Bike Removal from Common Areas
- Security Cameras
  - 5 cameras now that are left to install. Need an additional one.
- HOA Insurance
  - Shopping around. Rates seem to have gone up across the board.
  - Property values are up in general
- Fire Extinguisher Inspection
  - All fire extinguishers inspected and good to go
- Irrigation System Winterizing
  - Winterizing done
- Eagle River Water Inspection
  - Inspector looked at the water system with Gil
  - Backflow concerns that need to be resolved
- Water Pressure in E & F Buildings
  - Improved water pressure
  - Gil checking if improved pressure can be done for all other buildings

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- Chimney sweep done every other year
  - HOA covers cost of inspection.
  - Owner pays for any chimney cleaning that is needed.
- Winter preparation
  - Swimming pool closed and winterized
  - Chairs put away under stairway
  - Owners responsible to plow their own deck or damage considered negligence
  - Plowing contract in winter: Nov 1-April 30<sup>th</sup>. \$3,000. 2 inches or more.
- Water Rights (Ryan)
  - Ryan working with water rights attorney, Austin, about water rights requiring action by February 2022.
  - Seeking an extension of water rights. Letting exchange (usage when a call effecting our rights stops us from pulling water)
  - NEED to install water meter on the pump system in early spring.
  - NEED to report usage to Eagle County water commissioner
  - Possible to amend our Fed 22 extension to get parts final before extension processes
  - Getting quotes now for a meter installation. Ensure it's an approved measurement method.
  - Be careful about not over or under using water rights
  - Michael English has questions and offers to help with contacts for Attorney.
    - Questions how Senior our rights, Can we sell or rent any of our usage, Assure we get appropriate meter, any limit on the amount of water pulled, is it worth continuing the exchange in the event of calls
    -
- Gym Equipment (Ryan/Brandon)
  - Update gym equipment in the common area office
  - Facebook is a good place to find equipment
  - Need to find place in future budget for equipment
  - Brandon to volunteer truck and time to remove old equipment and help install new equipment
  - Fob: separate timer than pool?
  - Benefit for both owners and renters
  - Will budget a gym/office update in 2022 budget. Expectation is that the proposed range is around \$5-10K allocated to improvements.
  - Possibility to revamp the entire office/common area

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- Financials (Karsang)
  - SunRiver audit is about to be underway. We do not have an exact timeline of when the audit will be done.
  - 25% increase in dues has added about \$5K/month in reserve replenishment
  - Year-over-year from 2020 to 2021 cash on hand has declined by about \$26K due to expenses on parking lot, fencing, and other repairs.
  - If big repairs are kept to a minimum, the balance sheet should get healthier
  - No big surprises on the statement
  - Water bill expenses have declined
  - Discussion around potential future dues increases
    - 2021 annual meeting had various options discussed. 25% dues increase in 2021 was the consensus
    - Broad recognition that the reserve needs to be built up and that it's a good idea to provide notice.
- New Business
  - Question asked if Brandon planned to step down from board as indication in prior email. Answer NO as there are issues affecting him that he would like to remain on board until their resolution.
  - Question brought up about banner on A101 balcony. Owner presented the warnings and fines with "No Contract" written on them stating that he will not acknowledge the fines and is willing to take this "all the way"
    - No further discussion on the topic as Brandon said he was willing and able to fight this issue.
- Adjourned at 8:04pm on 11/17/21