

SUNRIVER CONDOMINIUMS BOARD OF DIRECTORS
MEETING MINUTES
December 9, 2024

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

Owner Attendees: Susan Coleman, Alissa and Adam Holen, George Weissman, Jeff Weisman (prospective owner), Nicola Farrer, Darlynn Cassaday, Mike and Sharrie Bindle

Management Attendees: Allen Formanack

Janet called the meeting to order at 6:00 PM MST. She welcomed Jeff Weisman as a possible new owner and briefly reviewed the rules of the meeting.

Actions Taken Since Last Meeting: The board approved the minutes from the prior board meeting.

Financial Report: Janet review the Nov. 30 financial reports. We have the painters' bill of about \$175,00 yet to pay, then will work to build reserves back. There is about \$40,000 outstanding on the assessments with one owner who has paid nothing and will hear from our attorney,

Janet noted that we are very high on building repairs due to items found during painting and the B building plumbing leak. Our utilities are low.

During discussion on painting, it was noted that any touch-ups outstanding will be done in the spring as warranty work.

Manager Report: Allen reported that:

- The office and shops have been thoroughly cleaner.
- We still need more lights for the garage.
- The complex is now winterized.
- Racoons have now departed for a happier home.
- The boiler in F building will be repaired this coming week.

Old Business:

Painting: The remaining touch-up items will be put on Mel's list and addressed in the spring.

Water Rights: Janet noted that we are working to finalize and need to send a picture of our meter to the person developing the form for the Water Board.

Insurance: Janet noted that Farmers Insurance turned us down due to our pool not being fully fenced (possible access from stair landings and unit B101) and thereby meeting the Pool Safety

Act standard. Janet noted that we are discussing with 2 other firms and are waiting to see what they say.

Discussion followed regarding the CoreLogic fire ratings and the fact that we are an older complex with no sprinklers.

New Business:

Dog Issues: We are having a problem with dogs not leashed and not properly under voice command.

MOTION: Mel moved and Dean seconded that all dogs be on leash while on our property.
PASSED UNANIMOUSLY.

Janet will update the Rules and Regs to include this and we will need signs put up. We will also email the owners to let them know.

Next Board Meeting: Monday, Feb. 12th, at 6pm MST.

Meeting was adjourned at 7:16pm MST to executive session to discuss potential legal issues with an owner.

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