

**SUNSHINE CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, DECEMBER 14, 2020  
4:00 P.M.  
VIA ZOOM**

Present:        Mariah Davidson  
                  Kathy Fogo  
                  Carol Ann Martin  
                  Chet Boyce, Toad Property Management

Chet called the meeting to order at 4:11 pm and said there was a quorum.

There were no changes to the November 23, 2020 meeting minutes.

Chet said violation notices had been sent out. Suggestions were made to amend the Rules and Regulations to address seasonally appropriate furniture, equipment for snow removal, cutting wood, etc and flowers pots. Locations for grills was discussed and it was generally agreed the winter weather in Gunnison did make it difficult. After discussion it was agreed the last two sentences of paragraph 12 of the Rules and Regulations be amended to state charcoal or gas grills were permitted on the lower level porch and seasonally appropriate furniture and decorations were permitted.

Chet said there were a lot of bikes around the property and difficult to know who they belonged to. It was agreed bike racks for each unit would be reviewed but that might only be a Summer solution due to snow. It was generally agreed bikes and grills which were used regularly were not classified as storage.

Maintaining fireplaces and responding promptly to repair notifications was essential. It was agreed firewood needed to be stacked neatly but the provision requiring removal of firewood during May – October needed to be removed.

Chet agreed to follow up and locate the Word version of the Rules and Regulations and amend in accordance with the discussion and circulate to the Board for review.

Chet said he would continue to work on adjusting the financial software to correctly apply the receipt of funds against dues or special assessments. Automatic late fees would not be introduced until the recording of dues and special assessments was corrected.

Chet said he would follow up with the snow removal company as snow removal had occurred early in the current storm but not today.

Chet said the 7.9% dues increase would begin January 2021 and the new special assessment. Annual dues increases in future years would be closer to 3% or 4%. Carol Ann said in January she would review the Association's cash needs so more money could be held in an interest bearing account.

Chet said the emergency plumbing repairs had been completed and attempts were still being made to obtain bids for the balance of the work.

At 4:57 pm Kathy made a motion to adjourn the meeting. Mariah seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

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