

**SUNSHINE CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 30, 2021
5:30 P.M.
VIA ZOOM**

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

Chet called the meeting to order at 5:32 pm and said there was a quorum.

Jeanette made a motion to approve the minutes of the January 27, 2021 meeting. Kathy seconded the motion and it was unanimously approved.

Chet said he had reached out to multiple contractors for an estimate to address items identified in the water line inspection report. Chet explained ASR from Denver would be willing to provide an estimate for the repairs and had recommended an engineer be hired prior to the work commencing. Chet confirmed the immediate plumbing concerns identified in the water line inspection report had been addressed. It was agreed the matter would be discussed at a future meeting.

Chet said an April 30, 2021 letter would be sent to all owners reminding tenants and owners to dispose of trash appropriately and not leave items outside the dumpster.

Chet said he would perform an inspection of the property later in the week and prepare a list of any items which needed to be addressed. Mariah said most dog owners were using the dog poop station. Carol Ann said some tenants were complaining about a tenant not picking up after their dog and there was also a couch on a porch. Chet agreed to follow up and said there had also been some complaints about parking.

Chet confirmed the June invoices would include a \$750 special assessment for payment by June 30, 2021. The \$750 special assessments were part of a \$3,000 special assessment spread over 2 years. Chet explained one owner had already paid the full \$3,000. Jeanette said she had reached out to Matt at Kooler Painting for exterior siding repair and painting and was waiting for an estimate. Jeanette explained Matt thought he would have time in August to start work on a couple of the buildings. Chet confirmed there was approximately \$25,000 in the checking account and \$30,000 in the reserve account and funds would be available to start work on a couple of buildings.

Chet said an estimate, approximately \$22,000, had been received for installation of a sprinkler system for the landscaping. Mariah said she would provide contact details for the person who set up the watering system in the past and Chet would meet with the Toad maintenance crew to determine the cost of manually watering the grass for another year.

Chet suggested the annual meeting once again be by Zoom. After discussion Kathy made a motion to hold the annual meeting on Wednesday, August 4, 2021 at 5:30 pm via Zoom. Jeanette

seconded the motion and it was unanimously approved. The 2022 Budget would be presented to owners prior to that meeting and the 2022 Budget would be discussed at the next Board meeting.

Jeanette said she would share the painting and maintenance estimate from Matt at Kooler via email and Chet agreed to reach out to ASR and local engineers for estimates to address the maintenance items identified in the water line inspection report.

Jeanette agreed to provide Chet with a signed copy of the Bylaws.

At 6:10 pm Kathy made a motion to adjourn. Carol Ann seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

DRAFT