

**SUNSHINE CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, OCTOBER 6, 2020  
5:30 P.M.  
VIA ZOOM**

Present: Jeanette Marcel  
Mariah Davidson  
Carol Ann Martin  
Rob Harper, Toad Property Management  
Chet Boyce, Toad Property Management

Rob called the meeting to order at 5:32 pm and confirmed a quorum.

Rob said minutes of the August 24, 2020 meeting would be approved at the next meeting.

Rob introduced Chet who had joined Toad on August 24, 2020 and said Chet lived in Gunnison and would be taking over some of the duties from Rob.

Rob said the Community Day had gone well and Rob said a lot of items had been taken away. Jeanette said the Stockmans had assisted and items from Unit 1019b had been moved and Pat's grandson, Cody Carmody, had suggested the Association sell some of Pat's items on the Marketplace. Jeanette said the area looked much better after the Community Day. Mariah said the Sunshine property ended at the edge of the pavement, approximately 5 feet behind the buildings, and Pat's items had been stored on school land. Potential locations for storage sheds was discussed. Jeanette said the weed killer had made it much easier to remove the weeds including the thistle and removing the weeds had revealed patio areas. Rob agreed to go through the property and make a list of items in violation of the governing documents and follow up with notices to those units.

Rob agreed to replace the bags at the poop stations and install the dog waste cans. A complaint had been received about too many people in one of the units and Jeanette agreed to check the unit number and Rob would follow up.

Carol Ann apologized for a party her tenants had at her unit and said the number of people attending went out of control, the police had been called and the tenants would be appearing in court, probably receiving community service. Carol Ann said the tenants would not be having any more parties at the unit.

Rob said the chimney sweeping had gone well but a report had not yet been received from the Grand Junction company. Rob said he was working with an owner and a property manager to address three of the units which had previously been identified by Mountain Fireplace as having issues with the fireplaces/stoves. Rob said a of the stove from another unit had been removed during the Community Day.

Carol Ann said she had received the financial documents she needed from Toad and Carol Ann would work on a budget projection. Rob agreed to check the tax return had been filed by the September deadline or extensions obtained. It was generally agreed dues needed to increase each year to keep up with increasing expenses.

Rob said he was waiting for three landscaping companies to provide proposals for sprinkler systems.

Jeanette said she had contact information for a plumbing inspector, Chris Filar, who would be able to inspect all the crawlspace pipes although he did not make repairs.

Rob said Sunshine had a page on the Toad website with minutes, governing documents and some photographs of the buildings – [www.toadpropertymanagement.com](http://www.toadpropertymanagement.com).

Rob said a snow removal plan would be available by the November meeting. The 2021 Budget and future special assessments would also be discussed at the November meeting.

At 6:25 pm the meeting adjourned.

---

Prepared by Rob Harper, Toad Property Management