

**SUNSHINE CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, JULY 1, 2021  
4:00 P.M.  
VIA ZOOM**

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

Chet called the meeting to order at 4:34 pm and said there was a quorum.

Kathy made a motion to approve the minutes of the June 2, 2021 meeting. Jeanette seconded the motion and it was unanimously approved.

Chet explained the purpose of the meeting was to discuss the crawl space mitigation. Jeanette said she had spoken to an architect friend, Homer Williams, and after reaching out to a couple of contractors Jeanette had reached out to a cousin, David, who was a Kansas contractor and able to repair damage and mitigate the crawl space issues. It would be necessary to pay lodging and food, etc, in addition to the cost of materials and labor but finding a contractor in Colorado was proving very difficult. Chet stressed a contractor needed to be licensed and insured and lodging and food had also been included in the ASR, Denver, bid. Jeanette said the contractor would be able to do some moisture mitigation work July 5 – 9. The work would be under six units and it would be beneficial to treat all the crawl spaces. Dehumidifiers could be fitted in the crawl space and electrical sources might have to be installed. Jeanette said \$50,000 was a very rough estimate and a more exact figure would not be known until the contractor was at the building. Jeanette said it appeared the cost would be much lower than other contractors.

Chet confirmed there was approximately \$39,800 and \$30,309 in the bank accounts. Jeanette said she thought her cousin would be willing to spread payments out to allow the Association to collect the funds or the Association reach out to a Bank for a loan. Kathy stressed the need to have a contract with the contractor to set out all the costs, details and any payment plans.

Carol Ann said she had received the financials from Toad and she would work on a financial projection. Carol Ann suggested a “not to exceed” figure be part of the contract.

Jeanette said the dehumidifiers would need to be in place all year. It was agreed to focus on other construction parts of the project and discuss the dehumidifiers at the next meeting.

After discussion Kathy made a motion to bring David into the valley and pull together an estimate on girders and other aspects of the project and if funds were available have David complete as much work as possible during his July 5 – 9 window. Mariah seconded the motion and it was unanimously approved.

Jeanette agreed to reach out to her cousin and report back to the Board so another meeting could be scheduled once he had reviewed the project.

Mariah made a motion to adjourn the meeting at 4:41 pm. Kathy seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

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