

**SUNSHINE CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 27, 2020
5:30 P.M.
VIA ZOOM**

Present: Jeanette Marcel
 Mariah Davidson
 Kathy Fogo
 Rob Harper, Toad Property Management

Rob called the meeting to order at 5:34 pm and confirmed a quorum.

Rob said the 2021 Budget that had been distributed with the annual meeting notice was a draft based on the current expenses. Jeanette said another special assessment in 2021 would probably be necessary to cover capital projects. Rob said 11 owners had not yet paid the last special assessment which was due next month. Rob said roof repairs, including glue and screw, by Pete Oeflein of Blue Dog would be in the Fall. Rob suggested future capital projects and special assessments be discussed at the annual meeting and owners given have the opportunity to offer opinions.

Rob said Scott of Pinnacle had submitted a proposal for roof replacement of \$151,000. The figure could be used for planning purposes and when the Association was ready to schedule the work additional bids would be obtained.

Rob said letters regarding chimneys and stoves had been distributed to owners and a few responses had been received. Mountain Fireplace had been closed due to a COVID-19 case and it might be necessary to give owners more time to have the issues addressed. Rob said he would continue to follow up on the few units identified as having significant issues with their stove and it was unknown at this time if those stoves were used.

Rob said he had spoken with the property manager for the unit with the damaged door and was waiting to see if the door was replaced.

After a short discussion it was agreed an amendment would be made to paragraph 11 of the February 2019 Rules and Regulations, the date changed, and Rob would circulate to the Board for review.

Rob suggested a Board meeting immediately following the Zoom annual meeting.

Rob said Toad had been watering the lawn without spending too much time and money and the lawn was looking better although hand watering was not the long term solution.

Concern was expressed about the high monthly cost from Waste Management and Rob said he had not had success with locks at other condominium buildings. Jeanette agreed to contact Waste Management.

Rob said he had spoken to some owners and progress had been made on moving some of the items stored in the common areas.

The format for the annual meeting was discussed.

The meeting adjourned at 6:21 pm.

Prepared by Rob Harper, Toad Property Management