

**SUNSHINE CONDOMINIUMS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JUNE 2, 2021  
5:00 P.M.  
VIA ZOOM**

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

Chet called the meeting to order at 5:07 pm and said there was a quorum.

Kathy made a motion to approve the minutes of the March 30, 2021 meeting. Jeanette seconded the motion and it was unanimously approved.

Chet said proposals had been requested for several capital projects, sprinklers, exterior painting and crawl space repairs. Concern was expressed about the high cost of the ASR estimate (\$335,000) for the crawl spaces under 5 buildings and Chet said he had reached out to multiple companies and ASR was the only company that submitted a proposal. The ASR estimate included travel and lodging expenses and Chet agreed to continue to reach out to Colorado companies. Jeanette said she would reach out to an architect friend for suggestions of other contractors. Chet also agreed to reach out to Community Banks of Colorado to discuss a possible bank loan to fund the work.

Chet said the draft 2022 Budget kept dues at the current level and some utility expenses had been increased. Kathy expressed concern about the unknown expenses for the crawl spaces and suggested accepting the Budget as drafted and adjusting when more figures were available for the crawl space work. Kathy made a motion to approve the 2022 Budget as drafted. Jeanette seconded the motion and it was unanimously approved.

Jeanette explained the amendment of the Bylaws had not been approved at a meeting due to the lack of a quorum and Chet agreed to review the Association's governing documents to clarify the approval process. Kathy suggested distributing the draft Bylaws to owners and vote at the annual meeting. It was agreed Jeanette would provide the 2019 draft Bylaws to Toad to be circulated to all owners with the annual meeting documents and a vote would be taken at the August 2021 meeting.

Chet said a request had been made to have a complaint log. Chet agreed to review the AppFolio software to set up a complaint log to be reviewed at future Board meetings.

Chet said an email had been sent out to all owners asking for volunteers to join the Board. No responses had been received.

At 5:54 pm Kathy made a motion to adjourn the meeting. Jeanette seconded the motion and it was unanimously approved.