

## Minutes of the Sunshine Condominium Association Annual Meeting

October 7, 2019 at the Gunnison Rec Center

The meeting was called to order at 6:40 p.m. There was some confusion because of the change of venue from Pat's home and a few attendees were late.

In attendance – Doug Gorman, Jeanette Marcel, Mariah Davidson, Kathy Fogo, Ryan Fullmer, Pat Ashcroft, Lloyd Hawes. By teleconference, Carol Ann Martin. By proxy: Marlene Adams, Aaron Voreis, Larry Wegrzn, Ann Wegert

It was determined that a quorum was reached for voting purposes.

The 2018 minutes were accepted, and a motion was made to approve them.

The financial report was made by Doug Gorman. He reported on the bank account and noted that the balance had decreased by around \$1800 from last year at the same time. The available funds in the checking account at the time of the meeting was \$16,908. Only one owner was more than 30 days behind on paying their dues. He reviewed a projection as to how the actual numbers would be at the end of the year compared to the 2019 budget and noted at this point the HOA would be about \$300 over budget but will come back by the end of the year. There was initially an allocation in the budget to go into the reserve funds but that did not happen due to the unbudgeted expenditure for seal coating the parking area.

**Unfinished/Ongoing business** - After the financial report from Doug, we discussed unfinished and ongoing business. We set out to vote on the updated by-laws. Elizabeth Appleton, Attorney, revised them and they now reflect current HOA laws. We decided to defer the vote because 1) we want to be sure that all owners have seen them; 2) that implementing new officers is a challenge and this needs to be addressed; 3) we believe fines need to be implemented when condo rules are broken and we need to determine how they will be enforced and collected; 4) that owners have time to inform their tenants about the fines and the importance of not breaking the rules.

Jeanette contacted as many owners as possible to visit with them about initiatives to improve the property. We would like to have it look like what appraised values are coming in at. Mariah Davidson, the newest owner was worried her unit would not appraise at the selling price because of the poor condition of the buildings and common areas. Jeanette spent time over the weekend walking about the property and noticed it is in disrepair but does not look as bad as it has previously. There are still items outside units and a recreational vehicle in one of the parking areas that should not be there. The dog stations seem to have helped as she did not see dog excrement as she had in the past.

We agreed the #1 priority for the property is to get the siding repaired and painted. Jeanette spoke with 2-3 local paint companies who will look at the property this week and give her a quote for doing this project in 2020.

Another priority is to repair the leaks in the roof. It likely will need to be replaced and we look to move this to the priority spot after 2020. Jeanette contacted roofers to get quotes on repair and replacement and hopes to have more information next week.

**Common areas** – Ryan has been watering and mowing around the perimeter of his unit. The remainder has been neglected due to hired people not showing up to maintain the lawn and sometimes absent for services like snow removal. Jeanette did notice a couch and mattress at the property near the street. Ryan said during the winter season, when they show up to remove the snow it is dumped at his end of the parking lot prohibiting parking. Also, he is tired of looking at the dumpsters and volunteered to pursue another alternative for them. Mariah mentioned they are quite a distance from her unit so it would be nice to have them more centrally located.

Property Management – we have visited about this in the past and need to continue to pursue this. We need a 3<sup>rd</sup> party to help keep an eye on common areas, on implementing fines when the rules are broken and ensure that hired services for the lawn and snow removal are reliable in performing their duties.

**New business-** Water line repair – There was a water line going to a unit that had a pinhole leak because of corrosion. The plumber referred by the city said the pipes need to be replaced and we need to keep this on our radar as it will be an added expense and budget item. It was suggested that we have them inspected.

We briefly discussed security cameras to help identify tenants leaving trash but it was decided against pursuing it at this time.

**Special assessment/dues increase** – We discussed the need to implement a special assessment of approximately \$1000 (the same ratio for 2-3 bedroom units for HOA fees will be used.) Pat thought the paint quote would come in at \$20,000-\$25,000. We have reserves of about \$17,000 but want to preserve as much of this as possible for emergencies, etc. It was put up for a vote, was seconded, and approved. As the assessment may take a year to collect – we opted to have payment monthly, quarterly, or annual – if reserves need to be used for the painting project, they will be paid back as the assessment fees roll in. Collection to start 4Q19.

Because of our initiatives to improve the property, it was put up for a vote that we will have a 20% dues increase starting in January 2020. The same pro-rata ratio will be used as last year for the 2 and 3 bedroom units. It was seconded and approved.

**New board members** -Pat announced his resignation from the board due to health issues and we all agreed what a wonderful help he has been through the years and we all wished him the best as he heads off to Montrose for his healthcare needs.

Jeff Stanley resigned due to selling his property. A new board was voted on. Seconded and approved.

The new board consists of Jeanette Marcel, Mariah Davidson, Kathy Fogo and Carol Ann Martin.

The board voted on the following positions:

Jeanette - President; Mariah – Vice- President; Kathy – Secretary; Carole Ann, CPA – Treasurer

Ryan Fullmer stepped up and volunteered for the following:

- 1) Talk to Joe O’Connell about property management
- 2) make calls for grounds care and snow removal
- 3) investigate moving the trash dumpsters
- 4) investigate moving the couch and mattress left on the property at the curb.

Mariah agreed to keep the bags in the dog station, for now, and was given a set of keys. Jeanette will ask Jeff Stanley about the supply of extra bags.

There will be a budget meeting by teleconference in December, date and time TBD.

The meeting was adjourned at 7:50 p.m.