

The Paradise Condominium Association

Board of Directors Meeting

June 7, 2017 – 4:00pm MDT

Telephone Conference Call

Meeting called to order at 4:05pm.

Roll call was conducted.

Board Member Present:

Betty Mudd – via phone

Bryan Lyerly – via phone

Joe Schwartz – via phone

Jim Westmoreland – via phone

CBMR Present:

Greg Melear – VP of Lodging

Heather Leonard – Director of Lodging

Jason Fries – Chief Engineer

Nate Noterman – Properties Maintenance Supervisor

Amanda Davis – CBMR Accounting Manager

Jared Martin – Owner Services

Motion

Jim W. made a motion to approve previous meeting minutes. Betty M. seconded the motion. Motion passed.

Reports

Greg reviewed the Balance Sheet and Income Statement.

Old Business

Wi-Fi

Greg mentioned that he has had previous email contact with the Board regarding Wi-Fi issues, and reviewed the quotes from Xstream Internet and Blueprint.

Jason mentioned that LMS recently switched to Xstream, and the switchover was very smooth, with minimal time without service.

Motion

Joe motions to switch to Xstream Internet with the terms of \$450/month of ongoing fees and a cost of \$6949. Jim seconded the motion. Motion passed.

New Business

Draft Budget

A question was raised regarding affordable housing rent rates.

Heather mentioned that there was a small increase in the rent, but she would like to inspect the unit further before raising the cost any further.

There was brief discussion regarding the trash discrepancy and the snow removal on the budget. Another discussion ensued regarding the A/P Trade numbers on the balance sheet, and Amanda had to adjust the draft budget.

Jason reviewed the Capital Projects

- Door damage, will need replacements.
- Finish painting exterior.
- Entryway ice buildup issue, possibly install a snowmelt system.
- Interior lighting needs upgrade.

A discussion ensued regarding snowmelt techniques, and ways to prevent damage to capstones and railings.

Greg recommended to the Board that they special assess for snow removal discrepancies, in addition to the Wi-Fi assessment.

Motion

Joe made a motion to special assess for extraordinary snow removal and Wi-Fi installation.

- \$12,500 for Operating
- \$7,500 for Capital
- \$20,000 Total

Bryan L. seconded the motion. Motion passed.

Greg mentioned that he will draft a letter and send it to the Board for review, Betty to sign, and then send out to Owners.

Next Meeting Establishment

The next Board meeting will be directly following the Paradise Annual Homeowners Meeting on July 6th.

Greg mentioned that he will work with Amanda on budget, and Jason on Capital, and resubmit the budget to the Board. Jason will also reach out to Xstream internet to get on their schedule.

Meeting adjourned at 5:12pm.