

The Paradise Condominium Association

Board Meeting

July 9, 2019 – following annual meeting

Plaza Conference Room

Meeting was called to order at 6:21pm.

Board Members Present:

Betty Mudd – President

Bryan Lyerly – Board Member

Jim Westmoreland – Board Member

Joe Schwartz – Board Member (Via phone)

Karl Wolf – Board Member (Via phone)

CBMR Present:

Greg Melear – Senior Director of Lodging

Jill Higgins – General Manager

Jason Fries – Senior Manager - Building Maintenance

Billy Morgan – Properties Maintenance Manager

Quorum established.

Motion

Bryan Lyerly made a motion to approve meeting minutes from 5.13.19.

Jim Westmoreland seconded the motion. Motion passed unanimously.

Bike Storage

Discussed different options for bike storage. Management to get pricing on bike racks for Aspen and Cottonwood. Request to keep it under \$200 per building. Signage is also needed.

Fire watch

Question on fire watch expenses. CBMR did not charge for all the hours they did on the fire watch.

Capital/Building improvements

- For the retaining wall Cottonwood/Dogwood, requested management get cost for engineering report.
- Cottonwood door by employee unit has no door handles by employee unit.
- Down lights in hot tub not working – Billy M to check on them.
- A new grill cover is needed. Bryan to send link to one he purchased.

Recycling

Discussion on Recycling and the cost. Jason to look at contract and see if we can get out of it.

Motion

Bryan Lyerly made motion to eliminate recycling.
Jim Westmorland Seconded. Motion passed unanimously.

Lighting Pole Discussion

Discussion on if we should remove the light poles and if they are needed. The liability of not having them was discussed. We will keep the one in the upper parking lot and not light the others. Management will also look at converting that one to LED.

Capital/Building improvements

- Jason said carpet replacement will be between \$18k and \$20k per building. Decided to table discussion until we get some numbers.
- Need to paint in entryway of Dogwood where there was a water issue.
- Discussed section of grass near hot tubs. We could save money if we seeded with wildflower seeds. It takes a lot of weeding and hard to cut. Jason to find out what is the best time is to seed.

Motion

Bryan Lyerly made motion to seed grass near hot tubs with wildflowers.
Jim Westmoreland Seconded. Motion passed unanimously.

Employee Housing

Board wants to look at raising rent. Bryan will do a walk through with Billy. We need to notify the tenants about walk through and also let them know they can have nothing out front.

Meeting adjourned at 7:30pm MDT.