

The Paradise Condominium Association

Annual Homeowners Meeting

July 9, 2019– 4:00pm MDT

Plaza Conference Room

Meeting was called to order at 4:06pm.

Roll call was conducted.

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)

Homeowners Present:

Bob & Trudy Frasier

Brad Gatheridge (Via phone)

Leon Bond (Via phone)

Emerson Cheever (Via phone)

Mike Pickering (Via Phone)

Nate Harris (Via phone)

Ursula Price (Via phone)

Karen Lyerly

Carl Mudd

CBMR Present:

Greg Melear – Senior Director of Lodging

Jill Higgins – General Manager

Jason Fries – Senior Manager - Building Maintenance

Billy Morgan – Properties Maintenance Manager

Jared Martin – Property Operations Admin

Quorum established.

Motion

Bryan Lyerly made a motion to approve the 2018 annual meeting minutes.

Jim Westmoreland seconded the motion. Motion passed unanimously.

Reports

Manager's Report – (See attached)

Financial Report – (See attached)

Carl Mudd mentioned that fire panel replacement should be billed to Capital. Jason and Greg will look into why it was split, as some of the fire watch could have been billed to Contract Labor.

President's Report – (see attached)

Betty M. noted that fire panels were replaced. She also noted that owners should provide keys to CBMR management for HOA access. She mentioned that owners must notify CBMR before any renovations are started.

Election

Ballots were provided to all homeowners.

Bryan Lyerly and Joe Schwartz were reelected to the board.

Budget (see attached)

Carl Mudd requested to show change from last year's actual on the budgets.

There was a request to show expenses that were in-house versus an outside contractor.

Discussion on Sundial which has had issues. Wind issues have caused issues with the satellite and Billy has been contacting them to get them out to fix. Billy gave out the best phone number for sundial 888-378-1357.

Carl Mudd asked if there was an assumption of liability of contractors. Greg mentioned they must be insured and bonded and we have them sign a lien waiver.

Capital Expenditures (see attached)

Request to move Fire panel to capital

Discussed getting metal doors on west exit of dogwood building and also request to look at fiberglass options.

Looking at more efficient lighting with LED replacements

Parking Discussion

Implementing plastic parking passes with 2 per unit. If unit has a garage only one car outside of garage. Charge of \$10 for lost passes. Property Management companies can pick up passes from Plaza front desk.

New signage will be added saying parking by permit only, violators will be towed or booted.

Maintenance team will look at cars when they are up at the property doing other things. Will focus more on this during busy times.

Extra passes with set dates may be available at the Plaza based on fullness of parking lot.

Need to encourage owners to use their garages for their cars.

An email will be sent out to homeowners regarding policy.

Drains

There have been clogging issues with drains. Owners and renters cannot put grease down the drain.

Management will look into creating information to be placed in units.

Motion

Bryan Lyerly made a motion to approve the 2020 budget.

Karl Wolf seconded the motion. Motion passed unanimously.

Next annual meeting date was not set.

Betty thanked everyone for their participation.

Meeting adjourned at 6:16pm MDT.