

PARADISE VIEW CONDOMINIUM ASSOCIATION – HOA Board Meeting – Minutes
Schofield Conference Room – Emmons Building
February 24, 2020 - 4:00 -5:00pm MDT

HOA

Betty Mudd	President	Term expires 2020
Bryan Lyerly - Phone	Board Member	Term expires 2021
Jim Westmoreland- Phone	Board Member	Term expires 2020
Joseph Schwartz - Phone	Board Member	Term expires 2021
Karl Wolf - Phone	Board Member	Term expires 2020

Owner

Wendy Sturniolo - #101

CBMR

Seth Tucker	Property Manager
Bill MacFarlane	Senior Director of Lodging
Billy Morgan	Manger Building Maintenance
Jason Fries	Senior Manager Building Maintenance
Jill Higgins - Phone	General Manager

Call Meeting to Order and Establish a Quorum

Betty Mudd called the meeting to order at 4:01pm and a quorum was established

Approve Past Meeting Minutes

- October 29,2019 Minutes

Motion – Bryan Lyerly motions to approve the October 29, 2019 minutes as presented.

Second – Joe Schwartz

Vote – 5-0 in favor

Resolution – Motion passes unanimously.

Manger Report and Financial Review

See the January 2020 managers’ report located in the homeowner portal minutes folder.

Old Business

- CCOIA 9 Policies
 - Adoption and Amendment of Policy
 - Collection Policy – Updated 2014
 - Conflict of Interest Policy

- Conduct of Meetings Policy
- Enforcement of Covenants and Rules Policy
- Owner Right to Inspect and Copy Records Policy
- Investment of Reserves Policy
- Dispute Resolution Policy
- Reserve Study Policy

Motion – Bryan Lyerly motions to approve the Altitude Law proposal as detailed in the meeting packet for the creation of the 9 CCOIA policies.

Second – Betty Mudd

Vote – 5-0 in favor

Resolution – Motion passes unanimously.

New Business

- Mold Update

Motion – Bryan Lyerly motions to approve ChemDry and CBMR Properties to fulfill the bids presented in the meeting packet in order to complete the mold remediation project.

Second – Betty Mudd

Vote – 5-0 in favor

Resolution – Motion passes unanimously.

- Travis Morrison Paradise 201 Storage Space Request.

Motion – Bryan Lyerly motions to deny the request based on Article 3 section 3.2 of the associations Declarations.

Second – Joe Schwartz

Vote – 5-0 in favor

Resolution – Motion passes unanimously.

- FY 21 Budget Review

The capital budget was reviewed from the meeting packet spreadsheet. The unit decks will not need to be fully repaired as originally scheduled based on the reserve study. The retaining walls will be surveyed this spring by an engineer. The carpets are worn and necessitate replacement soon.

Action Item – CBMR Properties will review the possibility of carpet replacement FY21 and FY22 fiscal years in April and May to spread it out over two fiscal years and obtain more accurate bids.

Action Item – CBMR Properties will audit all Paradise units to determine the number of gas and wood fireplaces while also researching the benefits and costs the association and individuals bear with gas or wood fireplaces.

Action Item – CBMR Properties will research the costs associated with changing the air handlers in the garages to base board heaters to reduce noise.

Action Item – CBMR Properties will research new cable opportunities.

Establish Next Meeting Date

- Annual Meeting – Previously July 9, 2019

Motion – Betty Mudd motions to change the annual meeting to July 17, 2020 at 4pm MT.

Second – Jim Westmoreland

Vote – 5-0 in favor

Resolution – Motion passes unanimously.

Adjourn

Motion – Betty Mudd motions to adjourn.

Second – Joe Schwartz

Vote – 5-0 in favor

Resolution – Motion passes unanimously.