

PARADISE VIEW CONDOMINIUM ASSOCIATION – HOA Board Meeting – Minutes
Virtual GoToMeeting
October 29, 2020 - 4:00pm MDT

HOA

Betty Mudd	President	Term expires 2022
Bryan Lyerly	Board Member	Term expires 2021
Karl Wolf	Board Member	Term expires 2022
Brittany Konsella	Board Member	Term expires 2022

Absent

Joseph Schwartz	Board Member	Term expires 2021
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- Proxy given to Bryan Lyerly

Owners

CBMR

Seth Tucker	Property Manager
Bill MacFarlane	Senior Director of Lodging
Billy Morgan	Manger Building Maintenance
Jason Fries	Senior Manager Building Maintenance
Kat Loughan	Front Office Manager

Call Meeting to Order and Establish a Quorum

Betty Mudd called the meeting to order at 4:13pm and a quorum was established.

Approval of Past Meeting Minutes

- February 24, 2020 Minutes
- July 17, 2020 Minutes – Adjust term expirations

Motion – Bryan Lyerly motions to approve the February 24th and July 17th meeting minutes with the detailed changes for July meeting regarding updating the term limits.

Second – Brittany Konsella

Vote – 5 ayes

Resolution – Motion passes.

Manager and Financial Report

- Seth Tucker
 - Reviewed the Colorado codes for opening the hot tub.
 - Reviewed the sent insurance renewal bids.
 - Reviewed the retaining wall concerns.
 - Detailed the recent fire watch due to failed phone lines.
 - Mentioned the current tenants request for a dog.

Old Business

New Business

- Fire Watch
 - Jason Fries - Fire panel in Aspen building had faulty phone lines. Century Link sent a tech to fix issue of wiring of the phone line. Currently there are two lines for each system, Century Link advises there should be a back-up line installed. Talking with Century Link to find out what the cost would be.
 - Bryan asks details of potential cost, and asks if we need a vote.
 - Jason says cost should be minimal and it is a safety issue and it would reduce the chances of needing the expensive fire watch if the system goes down again.
 - Board agrees to move forward to ensure the systems have redundancy for safety.
- Employee Unit
 - Seth Tucker – The current tenant has asked about the possibility of the unit being pet friendly.
 - There are concerns about noise, waste cleanup, etc. and the need for at least a pet deposit of \$500 and pet policy.

Motion – Bryan Lyerly motions to approve of the tenants now and in the future of having a pet pending the board's approval of a pet policy.

Second - Brittany Konsella

Vote - 2 nays (Betty and Karl) and 3 ayes (Brittany, Bryan and Joe).

Resolution – Motion passes.

- Facade gable repair
 - Jason Fries is looking into a more detailed bid.
- Insurance Renewal

Motion – Bryan Lyerly motions to approve the Kinser Insurance Agency bid at \$13.5 million property coverage.

Second – Brittany Konsella

Vote – All ayes

Resolution – Motion passes.

- Hot Tub Opening – The board would like the hot tub open and agrees to cleaning of highly touchable surfaces when closing at 10pm, signage detailing limited capacity of one household, use at own risk, and 30 minute limit.
- TV Service – TV dishes have not been moved to Jason's knowledge.
 - Betty will reach out (again) to Sundial.
- Retaining Wall Review – Asphalt in front of dumpster & retaining wall.

Motion – Bryan Lyerly motions to approve an engineer review and plans to be drawn up for the asphalt in front of the dumpster and retaining wall.

Second – Karl Wolf

Vote – All ayes

Resolution – Motion passes.

- Unit 209 Parking Concerns – Betty would like a year-round assigned spot for overflow in front of the Aspen building. Karl would like to stipulate that those guest explicitly not park in the fire lane.

Motion – Karl Wolf motions to approve an additional parking spot for Unit 209 located in the overflow parking located in front of the Aspen Building not in a fire lane.

Second – Bryan Lyerly

Vote – All ayes

Resolution – Motion passes.

- Grills on Decks - Ban open flame cooking devices (gas or charcoal) on wooden balconies

Motion – Bryan Lyerly motions to ban open flame cooking devices in accordance to the local fire code.

Second – Karl Wolf

Vote – 4 ayes, Brittany abstains

Resolution – Motion passes.

- Fire Places – Motion to require the owners of wood burning fire places to pay for their own fire inspections and to discontinue annual gas fireplace inspections.

Motion – Bryan Lyerly motions to require the owners of wood burning fire places to pay for their own fire inspections.

Second – Betty Mudd

Vote – All ayes

Resolution – Motion passes.

Establish Next Meeting Date

- February 10th 2021 4pm
- Annual Meeting – July 9, 2021 – Suggested Time – 10am MDT

Adjournment

Motion – Bryan Lyerly motions to adjourn.

Second – Betty Mudd

Vote – all for

Resolution – Motion passes.

Meeting adjourned at 6:15pm.