

PARADISE CONDOMINIUM OWNERS' ASSOCIATION

Annual Meeting

Fri, Jul 17, 2020 4:00 PM - 6:00 PM (MDT)
<https://global.gotomeeting.com/join/495129957>
United States: +1 (646) 749-3122
Access Code: 495-129-957

Minutes

HOA

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

Owner

101 – Sturniolo
102 – Fraser
103 – Goforth
104 – Lyerly
105 – Hamner - Proxy
106 – Schwartz
108 – Garbe
110 – Wolf
111 – Konsella
201 – Morrison – Proxy
203 – Harris
204 – Westmoreland
205 – Ferenci
206 – Michalson
209 – Mudd
211 – Barnett
212 – Pence
213 – Employee Unit – Betty Mudd – Board President

CBMR

Seth Tucker	Community Association Manager
Bill MacFarlane	Senior Director of Lodging
Billy Morgan	Manger Building Maintenance
Jason Fries	Senior Manager Building Maintenance
Jared Martin	Assistant Property Manager

Call to Order

- Roll Call/Establish Quorum
 - Meeting called to order at 4:01pm. Quorum established with 70.13%.
- Proof of Meeting Notice – June 19, 2020
- Approval of 2019 Annual Meeting Minutes

Motion – Bryan Lyerly motions to approve the 2019 annual meeting minutes.

Second – Jeff Michalson

Vote – All vote yes

Resolution – Approved unanimously.

Election of Directors

- Expiring Terms 2020
 - Betty Mudd
 - Karl Wolf
 - Jim Westmoreland - retiring

Motion – Bryan Lyerly motions to appoint Betty Mudd, Karl Wolf and Brittany Konsella for the Board of Directors for 2020.

Second – Joe Schwartz

Vote – All vote yes

Resolution – Approved unanimously

Betty Mudd wanted to record the Boards appreciation for the hard work completed by Jim Westmoreland for his time spent on the Board.

Reports

- CBMR Properties Manager's Report
- Financial Report
- President's Report – Betty Mudd
 - Betty Mudd wants to thanks management and staff for all the work over the last year, primarily Seth Tucker. Board member contact info is on the Owner Portal.

New Business

- FY2020-21 Budget Approval
 - CBMR worked together with the Board and the budget will be flat to last year.

Motion – Joseph Schwartz moves to approve the 2020/2021 budget.

Second – Karl Wolf

Vote – All yes.

Resolution – Approved unanimously

- CCOIA Policies

- These governing policies are outlined in the meeting packet and have been reviewed by the board and CBMR and have been accepted by the board.

Motion – Bryan Lyerly moves to approve to adopt CCOIA policies.

Second – Karl Wolf

Vote – All yes.

Resolution – Approved unanimously

- Open Owner Forum

- Bryan wants to know if the hot tub will open this [summer?summer.](#)
 - Seth mentioned that through all legal and insurance contact and review, both insurance and legal recommend against it due to safety and the potential for legal and insurance claims. Legal does not think there is enough insurance coverage for any legal litigation. Legal recommends waiting until the State loosens or lifts their restrictions. Engineering has lowered the temperature and ensured it is still maintained.
- Bryan asked about the exterior doors will be painted.
 - Billy is waiting on the temperatures to be just right, the temperatures are about there so should be happening in the next week.
- Karl Wolf asked if the front doors and side doors will be painted.
 - Billy mentioned that all doors will be completed at the same time.

Action Item - Billy Morgan will provide the correct paint color so that all doors will be the same color for all unit front doors to Karl Wolf.

- Bryan Lyerly mentioned that the interior fire doors are looking bad.
 - Billy mentioned that there are some paint differences in the building, so his team will get the same paint colors and will match them all over the coming weeks.
- Karl Wolf mentioned that he would like housekeeping to pay attention to scuffs in the hallways, etc.
- Jeff Michalson mentioned that the upper level of the 4 bedroom units that face south have paint chipping on the woodwork that looks over the flat roofs.
 - Billy mentioned that staining will be assessed once painting begins.
- Bryan Lyerly mentioned that there are some stains in the carpet in Dogwood even after carpet cleaning.
 - Billy Morgan had Quickdraw Carpet Cleaning start in one building. Betty Mudd mentioned that there are still stains showing so they are wondering if they can come back. Billy mentioned that CBMR will bring them back and check out the remaining stains.

Commented [BM1]: We should now send via email a executed copy to all homeowners and post on the HOA owner portal page

- Jeff Michalson noticed that two large green recycle bins were being moved around. Bryan mentioned that this was a hard decision to eliminate the recycling at the building because it became too expensive.
 - Billy mentioned that they were working in the hot tub closet, which is where they were stored. They had pulled them out and then stored in the Cottonwood building.
- Bryan Lyerly mentioned that Cottonwood has bike storage but it is locked.
 - Billy mentioned that they will unlock the door.
- Clara Goforth (PA103) wants to know if the dumpster can be fixed.
 - Billy is working on getting a new dumpster.
 - Jason reiterated this fact, and noted that they are happy to give the flip-top ones but they are not bear-proof.

Establishment of Next Meeting Date

- July 9, 2021

Meeting adjourned at 4:46pm.

Motion – Bryan Lyerly motioned to adjourn.

Second – Jim Westmoreland

Vote – All yes.

Resolution – Approved unanimously