

PARADISE VIEW CONDOMINIUM ASSOCIATION – HOA Board Meeting – Minutes

**Virtual GoToMeeting
April 1, 2021 - 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
Joseph Schwartz	Board Member	Term expires 2021

Absent

Owners

CBMR

Bill MacFarlane	Senior Director of Lodging
Jason Fries	Senior Manager Building Maintenance
Jared Kirby	Building Maintenance Manager
Jared Martin	Assistant Property Manager

Call Meeting to Order and Establish a Quorum

- Betty Mudd called the meeting to order at 4:03pm and a quorum was established.

Approval of Past Meeting Minutes

- February 10, 2021 Minutes
Motion – Bryan Lyerly motions to approve the February 10, 2020 meeting minutes.
Second – Brittany Konsella
Vote – 4 ayes.
Resolution – Motion passes.

Manager, Financial and Capital Report

- Forecast - as of February 28, 2021 and forecasting March and April it looks like a small surplus of \$3,106.
- Operating Assessments – 4.6% increase to budget (\$8,378). Insurance was incorrectly budget last year at \$17,889 when the premium is \$32,296.
- Capital Assessments – The HOA capital dues are proposed to stay flat YOY at \$37,034

Old Business

- Satellite Dishes
 - Sundial is completely unresponsive.
 - Bryan inquired about alignment issues, and Jared K. mentioned that it only happened once and it resolved itself.
- Gas Grills
 - Jared K. mentioned that 102, 204 and 211 still have grills on decks.

ACTION: Bill MacFarlane will send out a notice to those owners.

- Dormers Repair Update
 - Cottonwood building has two units secured so far. Jason and Jared K. talked to them about a more permanent repair.
 - There are multiple issues; stabilizing plates are missing, but contractor was able to stabilize them. Full repairs entail a structural engineer.
 - The company that originally installed these is no longer in business so any recourse with them will be difficult.
 - Jason noted that when the roofs are replaced in the future, money could be saved by combining some of the work.
 - \$16,000-\$20,000 per building to remove these, plus some repairs to each roof.
 - The current work is to temporarily repair and investigate. Work has stopped pending a decision by the Board on how to move forward.
- ACTION: The Board agrees to continue bracing the dormers then Jason will arrange for a structural engineer to review.**

Motion – Betty Mudd moves to have Jason get a structural engineer out to review current

Second – Joe Schwartz seconds

Vote – 5 ayes

Resolution – Motion passes unanimously

ACTION: Jason F. will need to do some homework and reach out to a structural engineer and can report back to the Board.

- Reserve Study
 - Borne Consulting will do a walkthrough once snow is mostly melted in May
- Ski Lockers
 - Holding off on these for now.
- Tenant Pet Policy
 - The Board decided to not allow tenant to have a pet in the employee unit.

Motion - Bryan moves to supersede previous motion from October 22 to not allow tenant to have a pet in employee unit.

Second – Brittany Konsella seconds

Vote – 5 ayes

Resolution – Passes unanimously.

Motion – Betty Mudd moves to amend Rules and Regulations, item #1 to only long term renters (30+ days) with unit owner's written permission are allowed pets.

Second – Brittany Konsella seconds

Vote – 5 ayes

Resolution – Motion passes unanimously

- Association Management Agreement
 - Bill is working with Betty on a draft and will share to the Board for review.
- Paradise 109 Insurance

- Two checks received from vendors that need to be posted to the HOA. Then that will get paid out to ChemDry.

New Business

- FY2021-2022 Budget
 - 4.6% increase (\$8,145)
 - \$20-37 increase per month for each owner.
 - Capital will remain flat to last year.
 - Expenses were created with a 3-year average.
 - Betty Mudd inquired about the Accounting Annual Audit. McNurlin will be refunding a portion of that. The Annual audit will only be the \$4,725.
 - Bryan inquired about chimney cleaning. They wouldn't be cleaned if gas, but wood burning chimneys will happen annually at CBMR's direction and those charges will be billed to the individual owners.
 - Bill will remove the "Cleaning – Chimney" line-item
 - Board wants "Cable & Internet" into separate line-items.
 - Joe wants sub-categories for In-house and outside contractors.
 - Board agrees to move chimney cleaning to contingency (\$1,565)

Motion – Bryan Lyerly moves to approve budget as amended above.

Second – Betty Mudd Seconds.

Vote – 5 ayes

Resolution – Motion passes unanimously.

ACTION: #202 is past-due on HOA dues. Bill will reach out to this owner.

- Hot Tub Issues
 - Jason noted that the boiler is currently working but a new one will be needed in the future.
 - \$2,000 for new boiler, \$1,500 to move location of new boiler.
- Audit Draft
 - Betty Mudd would like the Board to review the audit draft as Betty needs to sign off on that.

Establish Next Meeting Date

- Annual Meeting – July 9, 2021 @ 10am MDT
- Board Meeting – July 9, 2021 directly after Annual Meeting.

Adjournment

Motion – Bryan Lyerly motions to adjourn.

Second – Betty Mudd seconds

Vote – 5 ayes

Resolution – Motion passes unanimously

Meeting adjourned at 5:26pm.