

PARADISE VIEW CONDOMINIUM ASSOCIATION – HOA Board Meeting – Minutes

**Virtual GoToMeeting
July 9, 2021 – 12:30pm MDT**

HOA

Betty Mudd	President	Term expires 2022
Bryan Lyerly	Board Member	Term expires 2024
Karl Wolf	Board Member	Term expires 2022
Brittany Konsella	Board Member	Term expires 2022
Joseph Schwartz	Board Member	Term expires 2024

CBMR

Bill MacFarlane	Senior Director of Lodging
Kat Loughan	Community Associations Manager
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 12:40pm and a quorum was established.

Approval of Past Meeting Minutes

This did not happen. – We will add to next BOD meeting agenda.

Capital Projects

- A question arose about the special assessment for the dormer project. Bill noted that it doesn't have to all happen at once. The assessment could be split over several quarters. Bill also noted that the Board votes on all special assessment based upon the bylaws and declarations.
- Brittany inquired about how we pay for the removal, since it is not funded currently.
 - Karl noted that the Board should implement the special assessment for the dormer removal specifically, and immediately.
- Betty noted that the reason for the request for the engineers report was to get information for keeping vs. taking the dormers down.

Motion – Bryan Lyerly moved to stop engineers report on replacing the existing dormers unless already paid for.

Second – Brittany Konsella seconds

Vote – All ayes

Resolution – Passes unanimously

\$180,000

- Removal of dormers - ~\$33, 000
- Temporary fix of dormers (done in spring 2021) - ~\$43,000
- Retaining Wall - ~ \$57,000
- Leaving an approximate net of - \$47,000 for unexpected costs

Motion – Bryan to special assess homeowners for \$180,000

Second – Joe Schwartz seconds

Vote – All ayes

Resolution – Passed unanimously

Vote – Assessment over 1 quarter or 2 quarters?

Bryan – 1 quarter

Betty – 1 quarter

Brittany – 2 quarters

Joe – 1 quarter

Karl – 1 quarter

Resolution: Assessment will be billed over 1 quarter.

Motion – Brittany Konsella moves to have 1st half of assessment payment due September 1, 2021 and the second half of assessment payment due October 1, 2021.

Second – Joe Schwartz seconds

Vote – All ayes

Resolution – Passes unanimously

- Jason noted the faster owners start paying the faster the Board can pay the contractor.
- Jason will get the contractor on the schedule ASAP.

Pet Policy

- Bill recommends cleaning up governing documents so that they are aligned regarding pet policy

Motion – Karl Wolf moves to have the board give authority to Bill MacFarlane to get legal opinion on current by-laws and declarations for the pet policy.

Second – Joe Schwartz seconds

Vote – All ayes

Resolution – Passes unanimously

Approval of Officer Positions

Motion – Bryan Lyerly moves to keep Joe Schwartz as treasurer, keep Betty Mudd as President and Bryan Lyerly as Vice President,

Second – Brittany Konsella seconds

Vote – All ayes

Resolution – Passes unanimously

Action Item: Jared K. will look back into getting Betty a parking sign.

Establish Next Meeting Date

- Board Meeting – July 1st, 2021 12:00pm.

Adjournment

Motion – Bryan Lyerly moves to adjourn

Second – **Betty Mudd seconds**

Vote – All ayes

Resolution – Passes unanimously

Meeting adjourned at 1:40pm.

DRAFT