

**PARADISE CONDOMINIUM OWNERS' ASSOCIATION  
ANNUAL MEETING OF THE OWNERS  
FRIDAY, JULY 1, 2022 – 10:00 AM**

**Present:** 101 – Wendy Sturniolo  
104 – Bryan Lyerly  
106 – Joseph Schwartz  
109 – Brad Gatheridge  
110 – Karl Wolf  
111 – Frank and Brittany Konsella  
112 – Leon Bond  
202 – Shawn Sexton  
203 – John Harris  
205 – David and Laura Ferenci  
206 – Jeff Michalson  
210 – Chris Kornmesser  
211 – Kristen Barnett  
212 – Tom Pence  
Chet Boyce, Toad Property Management  
Hannes Gehring, Toad Property Management

Chet Boyce called the meeting to order at 10:23 a.m. and during the meeting Chet confirmed there was a quorum. Chet confirmed notice of the meeting had been mailed out on June 11, 2022.

Bryan Lyerly made a motion to approve the minutes of the July 9, 2021 meeting. Joe Schwartz seconded the motion and it was unanimously approved.

A report from the President had been included with the documents for the annual meeting. Satellite television had been restored since the report had been prepared. A permanent solution for the installation of the satellite dishes was underway to prevent wind damage in the future. Bryan said the mounts had been damaged during high winds and he had realigned the dishes.

Chet Boyce confirmed there had been five unit sales during the past year and Toad Property Management had taken over management from Vail. The transition between management companies had not been as smooth as hoped and Chet thanked owners for their patience during that time. Owners thanked Toad for agreeing to manage the Association and for working through the problems during the transition. Chet said he would be leaving Toad in a few months to go to a commercial pilot's job and Chet introduced Hannes Gehring who had been with Toad for about a year. Hannes introduced himself.

Chet explained the Budget included with the annual meeting documents had been approved by the Board. Chet said the figure of \$9,600 for landscaping was in line with prior year expenses from Vail and he would be able to investigate further for a detailed breakdown of those expenses. The \$2,200 telephone expense was for the monitoring system for the fire alarm. Chet explained insurance had increased significantly over the past year. Premium price increases throughout the valley and claims after water leaks pushed up the premium renewal rate. Chet said Toad worked closely with insurance agents to shop for better rates and coverage.

Chet said he had been able to make contact with Hidden River Construction and Hidden River intended to finish the work on the dormers/roof although a date was not yet known. Vail had paid Hidden River in full and getting the work completed was very frustrating. Hiring a different contractor to complete the work might be necessary. Chet and Hannes said they would keep pressure on Hidden River to complete the work prior to the start of winter.

Chet explained Betty Mudd, Karl Wolf and Brittany Konsella had Board terms expiring this year and there were six volunteers for the three Board seats. Karl and Brittany were willing to continue on the Board and David Ferenci, Daniel Lent, Chris Kornmesser and Shawn Sexton had also volunteered. Chet explained the election would be a secret ballot using the chat feature on Zoom. After a delay to total the votes, Chet announced Brittany Konsella, Karl Wolf and David Ferenci were elected to the Board. Chet thanked owners for their interest in serving on the Board.

Bryan Lyerly gave an update on the removal of the dormers. Bryan said some of the dormers had been removed and if Hidden River Construction did not return to complete the work it might be necessary to hire a new contractor despite having paid Hidden River in full. Concern was expressed about Hidden River Construction receiving full payment prior to completion of the work. Chet explained periodic payments had been made by Vail and the Board had considered legal action but attorneys fees might be higher than the \$15,000 outstanding. The Board would continue to monitor and discuss. There had been lengthy delays in obtaining information from Vail during the transition period and the Auditors had suffered the same issues. The Auditors had felt it necessary to provide a "qualified opinion" audit as they could not obtain all the information they needed. Bryan said the dormer work on the Aspen building had been completed and the dormers on Cottonwood and Dogwood had been stabilized but work not completed.

Bryan confirmed the retaining wall was a separate project and not linked with the Hidden River Construction work. Chet said Toad had not been able to obtain engineering or contractor estimates from Vail for the retaining wall. Chet explained engineers in the valley were very busy and Toad would continue to reach out to engineers and contractors.

Bryan asked owners to remind renters or guests that grease must not be put down the sinks. Bryan said seven units still had wood burning fireplaces and the owners of those units would be responsible for the cost of inspections and cleaning of chimneys. Bryan said the UPS driver was leaving all packages at the front of the Aspen Building and not delivering to specific units or buildings.

Bryan reminded owners any furniture must be removed as an owner expense and furniture must not be left in the common areas. Toad required access keys for all units and there were currently four units that still needed to provide keys or digital codes.

The next annual meeting was scheduled for Friday, July 7, 2023 at 10:00 a.m.

Bryan Lyerly made a motion to adjourn the meeting at 11:10 a.m. Brittany Konsella seconded the motion and it was unanimously approved.