

**SUNSHINE CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 10, 2022, 5:30 P.M.
VIA ZOOM**

Present: Mariah Davidson
 Carol Ann Martin
 Jeanette Marcel
 Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:39 p.m. and said notice had been sent on January 7, 2022. Chet confirmed that a quorum was present.

Jeanette made a motion to approve the minutes of the July 1, 2021 meeting. Mariah seconded the motion, and it was unanimously approved.

Jeanette said that she had found a contractor who would be able to create gutters, alter grading to direct water away from the building, ensure water mitigation efforts were functioning in the crawl space, and shore up beams in the crawl space, for about \$50,000. Chet said that the Association had about \$46,600 total in the Checking and Money Market accounts, and a few owners were delinquent on their Special Assessment. Chet said that, based on the current budget and the Special Assessment, the Association should have over \$60,000 by August.

After reviewing the budget, the Board generally agreed that Toad's increase in fees was reasonable.

Chet said that there had been some issues with unauthorized dumping at the Association's dumpster, including mattresses, televisions, and a recliner. Chet said that, when possible, Toad will charge the hauling fees to the owner responsible for dumping, however it is often not possible to identify the source of the items.

Mariah noted that the sidewalks had not yet been shoveled and had gotten quite icy. Chet said that he would contact the company responsible for snow removal.

Chet said that he had not heard any updates about the replacement of the door to unit 1017-B. Chet said that he would do a walk-through of the property to see whether the door had been replaced.

Chet said that the company that Toad historically used for chimney inspections had notified Toad they no longer had the capacity to inspect chimneys they had not installed. Chet said that Toad had found a company in Grand Junction able to do the inspections, and after some delays the inspections for Sunshine were scheduled for January 20. Chet said that, in 2023, the inspection would be conducted in April or May to ensure there was time to complete any needed repairs.

Chet said that there had been a pinhole leak found in the water main for the Association in the previous year, which had undergone an emergency repair. Chet said that he would reach out to the City to see if they would be able to take a look at the water main to determine whether further repairs were necessary. Jeanette explained that the Association's regular maintenance contractor was capable of fixing pinhole leaks in the smaller pipes under the units. It was generally agreed that having a plumbing

contractor take a look at the Association's pipes could also be beneficial. Chet said he would speak with the City first, and then follow up with a contractor.

Chet said that he would send around a year-end financial report by the end of the month.

The concern was raised that, because the water table reportedly rises seasonally in the Association's area, external mitigation measures, such as grading around the outside of the building, might not prevent water from seeping into the crawl space. Jeanette confirmed that water issues around the perimeter of the building were definitely a factor and that grading around the building was a commonly-used and effective mitigation measure to prevent water from entering the crawl space.

There was a suggestion that the Association pursue some aesthetic improvements as well, so that owners could see the benefit of the Association's spending. It was generally agreed that sending owners pictures of the foundation work and the inspection report would be helpful. Chet agreed to send a brief report to owners outlining the work and including pictures.

The idea of taking out a loan to pay for part or all of the water mitigation and remaining foundation work was discussed. It was agreed that Jeanette would reach out to the contractor for a bid, and Chet would use that bid to approach the Bank for information on a loan.

Carol Ann said that she had succeeded in identifying the issue with her stove, and it did not appear to be a safety issue.

Jeanette made a motion to adjourn at 6:25 p.m. Carol Ann seconded the motion, and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management