

**PARADISE VIEW CONDOMINIUM ASSOCIATION – HOA Board Meeting – Minutes**

**Virtual GoToMeeting  
February 10, 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

Seth Tucker	Property Manager
Bill MacFarlane	Senior Director of Lodging
Jill Higgins	General Manager
Jason Fries	Senior Manager Building Maintenance
Jared Martin	Assistant Property Manager

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Call Meeting to Order and Establish a Quorum

- Betty Mudd called the meeting to order at 4:02pm and a quorum was established.

Approval of Past Meeting Minutes

- October 29, 2020 Minutes

**Motion** – Bryan Lyerly motions to approve the October 29, 2020 meeting minutes.

**Second** – Joe Schwartz

**Vote** – 5 ayes.

**Resolution** – Motion passes.

Manager and Financial Report

- Seth Tucker
  - Current tenant wishes to be released 2-months early from their lease. Another CBMR employee is willing to move in with a year lease.
  - Jason noted carpet and appliances are older, walls were painted a few years ago. Karl Wolf is requesting CBMR move the chairs that are out front of the unit.
    - Seth noted these are the property of current tenant and will be removed.
  - Brittany K. inquired about cleaning the carpet.

**Action Item** - 48 hours will be given between tenants. Carpet will be cleaned and unit will be inspected.

## Old Business

- Barbecue Policy
  - Joe Schwartz is under the impression that all open flames were banned.
  - Bryan noted that grills with 11b propane tanks are allowed.

**Action Item** – CBMR Properties to confirm if any Paradise owners are not compliant with the Mt. CB Town Fire Code regarding large propane grills.

- Satellite Dish Positioning

**Action Item** – CBMR Properties will continue reaching out to Sundial about permanently reposition the dishes.

- Did the façade that was coming off the building get address?
  - Jason is trying to get multiple quotes, but having a difficult time getting contractors to do a bid.
- Aspen Building Retaining Wall/Fencing
  - Jason noted CBMR has two bids. Williams Engineering for \$6000 and SGM Engineering for \$9000

**Motion:** Bryan Lyerly motions to go ahead with Williams Engineering and schedule the repair for the retaining wall.

**Second** – Karl Wolf seconds

**Vote** – All for

**Resolution** – Motion passes unanimously

## New Business

- Ski Lockers
  - Multiple plans have been presented. (Cages, maintenance room, etc.)
  - Betty would like the Board to review the cages to put into maintenance rooms at each building.
- Tenant Pet Policy
  - Seth would like Board to review the proposed tenant pet policy and suggest any changes the board would like to see made.

**Action Item** – CBMR Properties will propose a change to rules and regulations specifying long-term renters can have pets and send to the Board for review. (30+ days rentals).

- FY 2022 Budget
  - Board agrees that CBMR Properties should try for a flat budget to last year.
- Association Management Agreement
  - Bill MacFarlane noted that the last agreement was signed in 2002 and a new contract will be drafted and sent to the Board to be reviewed.

**Action Item** - CBMR Properties to share a draft AMA to the board prior to next meeting April 1, 2021.

- Paradise 109 Insurance
  - Drain pipe from PA209 leaked into PA109; a pipe in-between cracked and began leaking. Bid was acquired for mold radiation, etc.
  - ChemDry will tear-out walls and remediate the mold.

**Motion** – Joe Schwartz motions to approve ChemDry to begin remediation work.

**Second** – Bryan Lyerly

**Vote** – All for

**Resolution** – Motion passes unanimously

- Roof Leak
  - Jason noted that the leak was in the membrane and that the roofs are 18 years old. CBMR Properties will be seeking bids for new roofs.
- Reserve Study

**Motion** - Bryan Lyerly motions to use Borne for the Reserve Study.

**Second** - Betty Mudd Seconds

**Vote** – All for

**Resolution** – Motion passes unanimously

- Paradise #101 Gas Line installation
  - Owner is putting down a deposit for fireplace fixture but is waiting on installation of gas line after winter.

#### Establish Next Meeting Date

**Motion** – Betty Mudd motions to set the next meeting date for April 1, 2021

**Second** – Brittany Konsella seconds

**Vote** – All ayes

**Resolution** – Motion passes unanimously

- Next HOA BOD Meeting – April 1, 2021
- Annual Meeting – July 9, 2021 – Suggested Time – 10am MDT

#### Adjournment

**Motion** – Bryan Lyerly motions to adjourn.

**Second** – Joe Schwartz

**Vote** – All for

**Resolution** – Motion passes.

**Meeting adjourned at 5:26pm.**