

SUNSPACE CONDOMINIUM ASSOCIATION
MEETING MINUTES OF THE HOA
ZOOM
September 27, 2022

Owners Present:	Jennifer Harlow Reeb	Unit 1
	John Stinar	Unit 2
	Amy Wais	Unit 4
	Michael Paradis	Unit 5
	Chloe Sanger	Unit 6

Mountain Home Management: William Laird
Annalise Smith

William Laird called the meeting to order at 9:03 AM with 5 of 6 owners present. The proof of meeting notice was emailed August 2, 2022.

The following motion was made by Jennifer Harlow Reeb:

MOTION: To waive the reading of the minutes from February 3, 2022 and accept them as written.

SECOND: John Stinar

VOTE: Unanimous Approval

Report of President or Officers

Harlow Reeb mentioned she had a tree specialist remove some aspen trees growing from the foundation. Management asked if Harlow Reeb wanted to send the bill over to management for reimbursement. Harlow Reeb explained she would cover the cost, but management would like to re-evaluate after the fiscal year to arrange for a reimbursement since that should have been an association expense.

Report of Managing Agent

Laird explained numerous roof leaks throughout the year were repaired. The leaks tend to drip into Paradis's and Sanger's units. Laird has a proposal for a roof membrane repair from Pinnacle Construction. Laird's team repaired all rubber EPDM, and the next step is getting a new roof, which Laird feels is needed. Laird explained the gas line trim was repaired. Currently, there is a lot of deteriorating, loose siding in need of replacement. Due to numerous capital items that need to be addressed, Laird feels a special assessment will be required. Wais asked about adding metal around the bottom of the building and Laird explained the Town of CB only allows 18" of metal. Laird stated he can ask the town building inspector if they can approve a variance.

Laird explained owners often call about installing window screens. Management isn't certain whose responsibility the screens are, but he does think they are the owner's responsibility.

Laird recommended that a decision be made about the siding before next summer so he could get the work scheduled.

Smith presented the financials. Management discussed options for assessments. Laird stated he would expect \$25,000- \$40,000 for siding replacement. Laird stated approximately \$10-\$12k per owner would

provide a new roof and new siding. Stinar explained the back area siding is deteriorating rapidly. Some owners explained their opposition to an increase in dues and their concern providing funds for a capital assessment. The members tabled the discussion.

Wais explained the Meadows dumpster has been a disaster and recommended they move it closer to the building. Smith explained she would contact CB Lodging to see if they can get the dumpster moved. Owners stated it might make more sense to be put it closer to Teocalli.

The next annual meeting was set for September 27, 2023 at 4 PM.

There being no further business, the meeting was adjourned at 9:46 AM.

Annalise Smith, Recording Secretary

Jennifer Harlow Reeb, Association President

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