

DRAFT

Sunshine Condominiums Association

Board of Director Meeting Minutes

May 15th, 2025

The Board Meeting was opened by Jacob Dewey of TAVA Real Estate at 5:00 pm MT. This meeting was held via Google Meets.

Jacob Dewey asked for a roll call of membership present:

Jeanette Marcel

Shawn Keeling

Amy Rolfe

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on May 10th 2025. The meeting was properly noticed.

Shawn made a motion to approve the March meeting minutes.

Jeanette seconded the motion

Unanimously approved

Financial Report

- The association is in good financial standing.
- Operating Account: \$17,500
- Reserve Account: \$28,400

Managers' Report

- The management company stressed that they would be on sight this week writing down violations of the rules and regulations followed up by sending out certified mail to owners that have violations. The management company wanted to revisit the rules and regulations and see if there were any changes that could be made in order to help the association clean up the grounds
- The management finished cleaning up the ground in late April and hired a mowing company to come in every 2 week.

New Business

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- The board discussed the bid that was submitted to paint buildings 1001 and 1013. Overall it came back within our budget. The painting company will be putting some trim boards up at all the transitions to help prevent water from getting in. They will also install all new vents around the association.
- Painting will begin in the second week of June

Jeanette made a motion to accept the proposal.

Amy Rolfe seconded the motion

Unanimously approved

- The board discussed the rules and regulations as they stand and decided it would be best for the association to change section 9 to allow the removal of personal items from the association after proper notice was given.
- The board thought that this would help with the clean up of the property and allow the association to be more fluid when cleaning up the ground.

Jeanette made a motion to amend the rules and regulations so section 9 reads

“The Association shall maintain and upkeep the general common elements and Association property. Walkways and entryways shall be kept free of any obstruction and snow and ice by the condominium unit Owner. There shall be no storage of personal property on any property owned by the Association or upon any general common elements, except for firewood and grills, as set forth below, and motor vehicles as permitted to be parked on the Premises. Any Owner who stores personal property in violation of this Rule shall be subject to the enforcement policy, including the imposition of fines. Personal property which remains upon the general common elements after the Board complies with the process set forth in the enforcement policy shall be removed and disposed of at the owner’s expense”

Shawn Keeling seconds the motion

Unanimously approved

Adjournment of Meeting

- Shawn made a motion to adjourn the meeting.
- Second by Jeanette Marcel

Unanimously Approved

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Meeting closed at 6:30 PM MST