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Sunshine Condominium Association

General Membership Meeting Minutes

February 5th, 2025

The General Meeting was opened by Jacob Dewey of TAVA Real Estate at 5:30 pm MT. This meeting was held via Google Meets.

Jacob Dewey asked for a roll call of membership present: need 11 members

Brandon Feely (Proxy given to Jacob Dewey of TAVA)

Kent Stockman (Proxy given to Jeanette Marcel)

Lance Delleck (Proxy given to Jeanette Marcel)

Debra Ann Thompson (2 Proxies given to Jacob Dewey of TAVA)

Blake Bynum (Proxy given to Jeanette Marcel)

Jeanette Marcel

Kevin Stanley

Shawn Keeling

Amy Rolfe

Ian Durgin

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on January 20th, 2025. The meeting was properly noticed.

Financial Report

- The association is in good financial standing.
- Operating Account: \$18,000
- Reserve Account: \$22,000

Dues

- Toad was allocating dues wrong and were not doing it according to how the declarations divided common interests. The Management company and Board consulted with legal counsel and confirmed that the association needs to allocate dues according to what is recorded in the declarations. 2 bd units are responsible

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for 4.09% and 3bd units are responsible for 5.00% of the dues. This goes the same for the reserve contribution.

- 2bed= \$376.00
 - 3bed= \$460.00
- The biggest reason for dues increase is Insurance going up by a predicted 30 percent, adding a line item for legal expense, allocating money towards more snow removal (plowing) and inflationary increases with utilities.

Jacob asked if there were any votes to veto the approved budget by the board:

2 votes to veto, no other votes to veto.

Jeanette moves to accept the budget

Shawn seconds

Budget approved by majority

Managers' Report

Firewood Storage and Fireplaces

- In accordance with our new Rules and Regulations, if you are storing firewood outside your property, the HOA will purchase an approved firewood rack on your behalf, and the cost (\$75.00 dollars/rack roughly) will be invoiced back to you via AppFolio. The rack that is approved by the HOA can hold up to ½ face cord of firewood. There is ample room to accommodate 2 racks if needed. To ensure proper stability, we recommend placing the rack on concrete blocks at both ends, and possibly in the center, to prevent tilting caused by the weight of the firewood sinking into the dirt. Furthermore, the rack needs to be placed a minimum of 12 inches from the building and needs to be set up within the first two (2) weeks of receiving it. Please also be reminded that splitting firewood on the premises is strictly prohibited.

Pets and Pet Fees

- At Sunshine Condominiums, residents are permitted no more than two domesticated pets per unit. When outside, dogs must be leashed at all times and are not allowed to roam freely or be unsupervised anywhere on the property. Dogs should never be tied up or restrained on Association property or in common areas. Excessive barking is considered a nuisance and may be subject to enforcement. Pet owners are responsible for cleaning up after their pets and for any damage or

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cleaning caused by their pets. Owners must also ensure their pets do not disturb, threaten, scare, or harm others. If a pet creates a health risk, nuisance, or unreasonable disturbance, the pet must be permanently removed from the property within 24 hours of receiving written notice. If the pet owner fails to comply, the Board may remove the pet at the owner's expense, including any related fees for boarding. Any pet that injures another person or animal must be removed immediately, and if a pet poses an immediate threat to the health, safety, or property of others, the Board may remove the pet without prior notice. Dogs found roaming off-leash may be impounded. Service animals are permitted but must comply with all applicable.

- Please also be reminded that each domesticated dog costs \$15.00 dollars per month. This fee applies to both owners and tenants with pets on the property. Please let the management company know by the end of February if your unit has pets!

Rules and Regulations

- Per the Association's rules and regulations, personal property may not be stored on any property owned by the Association or on any general common elements, except for firewood, grills, and motor vehicles parked in designated areas. Any personal items found in violation of this rule are subject to enforcement action, including fines. If personal property remains on the common elements after the Board has followed the enforcement process, it will be removed and or hauled away at the owner's expense. We kindly ask that all owners and tenants take a moment to clean up the exterior of their units, removing all personal items such as tailgates, clotheslines, tables, boxes and other miscellaneous belongings. The Association is looking at purchasing bike racks in the spring of 2025 and will share more information about this coming springtime.

Parking at Sunshine

- To ensure ample parking for all residents, only two vehicles are allowed per unit. Any additional cars must be parked on the street, as parking spaces within the community are limited. It is essential to respect this rule to avoid overcrowding and to maintain access for everyone. Additionally, it is not acceptable to park behind vehicles belonging to neighbors or visitors you do not know, as blocking others in can cause unnecessary inconvenience and frustration. Please be mindful of others' need for access and park responsibly to keep the community running smoothly. You can expect to hear more information about parking and parking plans soon.

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New Business

Snow Removal

- Currently the Rules and Regulations read:
Walkways and entryways shall be kept free of any obstruction and snow and ice by the condominium unit Owner.

Some owners have expressed frustration that there was no shoveling done on the walkways during the early snow storms and wanted to open this topic up for discussion on if the association wants to have the rule changed:

- Owners present at the meeting had a discussion around changing the rule but with the increase in dues already for 2025, owners did not want to spend more money on snow removal and while no business can be conducted, owners were in agreeance to keep the rule as written

Painting of Buildings

- Possible Painting of 2 Buildings a year starting this summer. The board and management collected a couple bids for getting the entire association painted. They came in at 140,000 dollars (roughly). The board thinks that this is not a palatable special assessment to put on community members when dues are already increasing this year. The painting companies think that we can get 5-7 years more out of the lower side if it is painted now.
- The board is in discussions about just getting one or two buildings painted a year and using the income that is built into your dues already to help accomplish this, thus avoiding a special assessment. You can expect to see something about this at the end of the first quarter of 2025 in a “Quarterly Board Update” Letter.
 - There were discussions around putting metal on right away and bypassing the painting all together. The board and other members expressed concerns about opening the building and discovering rot causing us to put all our money into fixing one building; leaving all other buildings “stranded”
 - Owners came to the conclusion that we should paint the buildings starting with 1-2 a year, and by the time the painting cycle is done, we will be able to put new metal skirts on all the buildings

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Owners were curious if there was an opportunity to take a loan from the bank to help accelerate the process of getting capital projects done.

- Jacob explained that Community Banks of Colorado offers a HOA specific financing mechanism for capital projects and uses dues as collateral.
- Each owner can pay their portion of the loan off up front or one time a year.
- No action has been taken to get a loan right now

Adjournment of Meeting

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

Unanimously Approved

Meeting closes at 6:17 PM MST