




 **Location:** Zoom
 **Date:** 03/17/2021
 **Time:** 12:00 PM

Association Board Meeting

1. Call to Order: Meeting was called to order at 12:04 PM.
2. Roll Call: Michael Murphy; Erin Simonson; Kristina Hillman; Hans Breivik; Curtis Lowering; Adrian Gonzales
3. Approval of the Agenda: Erin mad motion to approve, Hans seconded. The motion passed
4. Approval of Prior Minutes
 - a. 2/17/21 Meeting: Kristina made motion, Hans seconded. Motion passed.
 - b. 3/5/21 Meeting: Hans made motion, Kristina seconded. Motion passed.
5. Staff Reports
 - a. Business: Curtis discussed covid protocols. Guests like the 24 hour block. March and April reservations are down. Overall, the facility is running well. Staff is getting along well.
 - b. Facilities: Adrian indicated the goal is to get back to normal as soon as possible. He mentioned there are 20 – 27 owners interested in window replacements for this summer. Inspections of units is beginning. Written reports will be sent to owners. Plumbing and heater issues are ongoing with several units.
 - c. Staff Excused: 12:44 PM
6. Financial Review
 - a. Actual vs Budget – Discussed providing bullet points or summary of financials to make it quicker to review. It was discussed that the Board is not receiving the reports that are needed.
 - b. PPP – JR – No report.
7. Old Business
 - a. 2021 Board Priorities – KH
 - b. Corporate Structure – MM
 - (i) We now have a written opinion via email from our CPA Bruce Moorer indicating that we do not have to change our corporate structure if we do the accounting of the owner’s rent received thru the corporation and held in trust for distribution to the owners. He further indicated he would do the proper accounting. Corporate counsel did not disagree or otherwise comment when Chairman Murphy sent a confirming email to both professionals. Murphy will confirm as to whether we need to continue to maintain the Rental LLC.



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- c. Facilities – HB - Provided a list of facility projects and priorities, also mentioned that with the window project coming up, there is a need to further discuss the viability of pushing South walls out. Discussion went on without any resolution.
 - d. Roles/RACI – KH - Not discussed, Kristina and Curtis several weeks ago.
8. New Business
- a. New topics covered within Old Business/Board Priorities – Discusses the sale of unit 23. The Board does not have a current intent to buy or direct a sale to a third party at this point. Erin mentioned trading unit 23 for unit 12. Based on the potential asking price, it was determined that this is too high for the Association employee housing. We will wait for a formal disclosure of the intent to sell from Benson and schedule a formal meeting to discuss it at the proper time.
 - b. A discussion of ways to make all units more livable by modification of common areas was had. The board generally agreed that making the units more livable is generally in the interests of the all owners. No formal decisions were made on the subject.
9. Adjournment: Kristina made motion to adjourn, Hans seconded. Motion passed at 3:28 PM.