




 **Location:** Zoom
 **Date:** 08/18/2021
Time: Immediately
Following 12:00PM
 **Executive Session**

Association Board Meeting

1. Call to Order: Meeting was called to order at 12:03 PM. Executive session followed Board Meeting.
2. Roll Call: Murphy, Rennie, Hillman, Breivik, Simonson (12:12PM) Gonzalez at 12:45 PM.
3. Approval of the Agenda: Hans made motion to approve agenda as written, Rennie seconded, motion carried.
4. Approval of Prior Minutes
 - a. 07/21/21 Board Meeting: Kristina had comments and will send over her comments. Approval postponed until next meeting.
5. Staff Reports
 - a. Business: Plenty of walk-ins with hikers. Housekeeping is busy turning studios for walk-ins. Closing buildings that are being painted to guests because of masking and plastic on doors and windows. There was a missed peak rate that needs to be corrected on LiveRez. Adrian said they would develop an office procedure to correct this from happening again.
 - b. Facilities: Building 3 is being painted this week. Stairs on East side of Bldg 4 were started on Tuesday. Correct website to indicate pool is open and covid protocols from July should be removed.
 - c. Staff Excused at 12:59
6. Financial Review
 - a. PPP1 Forgiveness Status – Rennie indicated PPP1 has been forgiven for both Rental and Association sides.
 - b. Audited Financial Statements -JR
 - FYE20 – Rennie is pushing Bruce to complete
 - FYE21 – Rennie is pushing Bruce to complete
 - c. YTD Actual vs Budget – Rennie stated the monthly financials are not much different.
 - d. FYE22 Rental Budget Communication to Owners – Condensed view of rental budget should be sent to Owner Website. Simonson asked who is updating the Owner Website.
7. Old Business
 - a. Projects Status – HB – Unit 130 was not flashed on the Clerestory which is in part why the siding and caulk joint failed and caused the water damage. Breivik will do a post mortem.



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- Paint/Siding – Bldg 3 is being painted this week, Bldg 2 will be next.
 - North Stairs – Northeast stair has been started on Bldg 4. The stairs will be on-going for the next few weeks
- b. Siding Responsibility – Hans will check with Gray Lumber this week for an appropriate siding. Probably will match siding on pool fence except in wood rather than compressed paper.
- c. Internet - Murphy indicated he had talked to Audi with internet provider. The latest proposal is \$45k to install and \$40/month all in. We will need to bring this up at Owner's meeting.
8. New Business
- a. Annual Owners Meeting - Schedule and Plan – A discussion of remote vs in-person meeting transpired. There was no formal decision at this point. A review of the calendar indicated October 23rd will probably be the date that works the best. The Audit must be done before the meeting so that in part is driving the date. Murphy indicated that a hybrid meeting would not work if there was in-person and remote. Voter privacy is a concern of the owners according to one board member. It will have to be one or the other based on past experience. Rennie to get Bruce to provide audited statements before meeting.
- b. New Declarations and Bylaws - Next Steps – Murphy wants to put the proposed decs and bylaws before the Ownership prior to meeting. Murphy will distribute the current version internally this week to review. Murphy does not want to re-vet the decs and bylaws again. Burleigh drafted a letter describing the substantive changes to be given to owners.
- c. #125 Proposed New Window – Question was asked if there is a template that owner can fill out? There was a question on who is inspecting the work. Adrian can look at it but ultimately the owner is responsible for the workmanship. Simonson suggested that Burleigh review Board's authority to decide on windows based on common area issues raised at the Special Meeting on #23 request. Murphy will contact Burleigh.
9. Adjournment – At 2:03 PM, Kristina moved to suspend meeting and move to Executive session, Simonson seconded. Motion carried. Hillman motioned for adjournment; Breivik seconded. Motion carried and meeting adjourned at 3:05 PM.