

MINUTES

Minutes of the Board of Directors Meeting for the Sunshine Creek Condominium Owners' Association held at 5:00 pm on December 9, 2021, via Zoom Meeting at remote locations

Call to Order: Chair Sheri Bacon called the meeting to order at 5:02 PM

Quorum Present: Yes.

Board Members in attendance: Sheri Bacon, Chair
Susan Lowry, Vice Chair
Tamara Mills, Secretary
Danna Carlson - Director

Board Members absent None

Others in attendance by invitation: Mark & Cindy Vandervest, Community Managers
FRESH START Real Estate, Inc.

Guests in attendance: Stephan Smith
Lisa Usselman

Vern Newcomb – ABI Insurance
Emily Golat – ABI Insurance

Welcome & Introductions: Chair Sheri opened the meeting by welcoming the board members, owners, and guests in attendance. Sheri asked community manager, Mark Vandervest to run the meeting. Mark introduced himself & Cindy Vandervest from Fresh Start Real Estate Inc. and moved forward with the meeting.

Proof of Notice: 72-hours' Notice for the meeting was electronically e- mailed to Owners with email addresses on record and mailed via US mail to those Owners withno email. Notices were also publicly posted in both mailbox areas of the Sunshine Creek Community, as well as on the HOA website at www.SunshineCreekCondos.com.

ABI Insurance Presentation: Vern Newcomb and Emily Golat from ABI Insurance introduced. The following topics were discussed:

1. Units Inter & Betterments
2. Cut off roof, torn or upside down shake – what falls off is owner's responsibility.
3. Currently deductible is \$10,000.00.
4. 70% of claims are from water damage
5. Not covered: roof that is not maintained
6. Higher deductible spreads risk to Unit owners instead of the Association.
 - a. Per Unit deductible recommended for water claims
7. Earthquake - \$460,000.00 Deductible
8. The Board determines negligence on all insurance claims and can subrogate against Unit owners, renters or contractor who causes damage.

- a. Notify 30 days prior to charges.
- 9. Crime Fidelity – embezzlement, management, wire fraud, H06 policy will pick up.
- 10. Owner’s deductible - \$25,000.00.
- 11. Association has \$260,000.00 in assets - \$300,000.00 coverage would cover them
- 12. Inc. H06 Owners personal policy with \$25,000.00 deductible would be an increase of \$15.00-\$40.00 per year.
- 13. Board to review and approve. Then send back to Vern.
- 14. Vern & Emily exited the meeting at 5:46pm.

Discussion of Board: Increase deductible immediately as recommended. There was a motion to approve the deductible changes as follows:

- \$25,000.00 per unit for all water claims
- \$25,000.00 per occurrence for all other claims

The motion was seconded. There was no additional discussion and the motion passed unanimously.

Approval of Minutes: The minutes from the meeting on October 28, 2021, were reviewed. A motion was made and seconded to approve the minutes as written. There was no additional discussion and the motion passed unanimously.

Financial Report: Management summarized the following information to the financial report:

Financial Summary as of 11/30/2021:

Total Operating funds:	\$ 63,513.85	Including pending EFTs
Total Reserve funds:	\$ 200,134.02	
Total cash assets:	\$ 264,046.87	
Total income to date:	\$ 253,880.12	
Total expenses to date:	\$ 200,173.67	Including \$25,851.89 of Reserve expenses
Budget vs. Actual income to date:	124.12%	Collected
Budget vs. Actual expenses to date:	97.07%	Paid to date, incl. 43.07% of Reserve expenses
Total delinquencies:	\$ 388.40	Two accounts 31-60 days

Please review the November Expenses, as that will be the best way to be aware of the actual monthly expenditures and corresponding work that has been performed on the property since the last financial statement report. Please do not hesitate to call or email me if you have any questions.

Outstanding Business: There was no outstanding business to be reported as all outstanding business was discussed in the Manager’s report.

New Business:

- 1. \$150 Treadmill
 - a. Motion to ratify was made and seconded and approved by unanimous vote.
- 2. Waste Management wants association to increase weekly pickups.
- 3. Building lights on at 10660.
- 4. 3 dog barking violations.
- 5. Dog waste cleanup.

6. Marking by Basketball Hoops.
7. Reach out to truck parking by Basketball hoop
8. Need proposals for pool plastering
9. Pool Pump to be installed in February
10. Capital Contribution Bylaws Amendment passed January 1st, takes effect – February 1, 2022.
11. Mini Split to be installed January 11, 2022 in building 10660

Schedule Next Meeting:

The next meeting will be an Annual Board Meeting on February 24, 2022, at 5:00pm via Zoom.

Adjournment:

A motion was made and seconded to adjourn the meeting at 6:16pm. There was no further discussion and the motion passed unanimously.

Submitted by:
FRESH START Real Estate, Inc. Community Manager