

Sun Creek Condominiums, Inc., Management Committee Meeting

January 16, 2022

On January 16, 2022, the Management Committee convened a meeting via Zoom at approximately 5:00 p.m. MST with Rochelle Jonswold, John Logan, and Lisa White in attendance.

The first item for consideration was the approval of the minutes of the meeting held on December 16, 2021, which were unanimously approved.

The meeting was open to comments from owners. None were present.

Next was a discussion of the items approved without a meeting since the last meeting of the Management Committee, which are hereby unanimously confirmed and ratified:

1. Acceptance of a bid for the roofing of the garage entry enclosures.
2. Change of the start date for the fire suppression installation to sometime in March, as agreed upon by Summit and Rochelle Jonswold, President.

The Committee unanimously ratified this decision. Rochelle Jonswold presented a basic proposal for rules to be sent to the C level unit owners prior to the commencement of work in March:

- For liability reasons no one can be in the work areas while construction in that area is going on and workers are present.
- Work area will be broom swept once at the end of the project. There will be no daily clean up.
- Furniture, etc., that is moved or pulled out for construction cannot be moved or put back in place until the end of the job in that area.
- Any and all additional costs incurred because owners or tenants don't comply will be billed back to the individual units.

The Management Committee Members unanimously agreed that the rules Rochelle Jonswold proposed should be presented to Scott Welker for review and revision before presenting them to the C level owners.

The Management Committee Members unanimously agreed to explore options for replacing the failing lighting throughout the complex common areas. A bid will be obtained from Behr Lighting for this and the Members will explore options through Rocky Mountain Power's WattSmart program as well.

The Management Committee also discussed the recycling situation and agreed with the need to find an independent contractor to handle recycling for the complex. Rochelle Jonswold is exploring several leads and the Management Committee unanimously authorized her, as President, to contract with someone for these services weekly at a rate not to exceed \$150 a week. The Committee also unanimously authorized her to transfer the trailer used by prior management companies to handle the recycling to the independent contractor that would handle these services for us should she deem it prudent to do so, without consideration, considering that the trailer is of nominal value, currently requires maintenance, the cost of which would most likely exceed its value, and could cause liability issues for Sun Creek Condominiums, Inc. For these reasons, the Management Committee Members unanimously agreed that the Sun Creek Condominiums, Inc., should not continue to own and maintain a trailer used by a third party for recycling purposes.

The meeting then entered a executive session to discuss the proposed management contract from All Seasons HOA Management, Inc. It should be noted that CC Realty failed to submit a bid for consideration.

The meeting was adjourned.