

Sun Creek Condominiums, Inc., Management Committee Meeting  
February 23, 2022

On February 23, 2022, the Management Committee convened a meeting via Zoom, at approximately 1:00 p.m. MST with Rochelle Jonswold, John Logan, and Lisa White in attendance.

The first order of business was the approval of the minutes from the January 16, 2022, and January 21, 2022 meetings, which were unanimously approved.

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

Actions taken without a meeting since the last meeting of the Management Committee and unanimously approved and ratified by the Committee Members are as follows:

- The adoption of the following Construction Ground Rules, with typo corrections herein made and unanimously adopted:

Construction Ground Rules :

1. Construction sites can be hazardous. No one can be in the work areas while construction in that area is going on and workers are present.
  2. Work area will only be broom swept once, at the end of the major construction in that unit. There will be no daily clean up.
  3. 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.
  4. There may be a second round of work for the plastic pipes to be enclosed in boxes, in which case the above rules apply.
  5. Any and all additional costs incurred by the HOA because owners or tenants don't comply with the above rules or any other HOA regulations will be billed back to the individual units as permitted by the HOA's governing documents.
- Approval of email sent to the owners regarding hot tub issues and the fire suppression system
  - The engagement Hugh Hohn as an independent contractor to remove recycling from the complex.
  - The transfer of the recycling trailer to Hugh Hohn.

The Management Committee also unanimously decided to ask All Seasons to find a company willing to do individual water metering of the units (submetering) and to find a company willing to inspect the building for leaks.

The Management Committee unanimously resolves to send out the Construction Ground Rules adopted by the Committee to the owners by March 1, 2022.

The Management Committee was informed by Rochelle Jonswold that the ICAST bid (through WattSmart) the common area light replacements (and a few additions) was the best bid received. The Management Committee unanimously agreed to proceed with the lighting replacement and additions and authorized

Rochelle Jonswald, as President, to execute a contract or agree to an invoice with ICAST acceptable to her for the same.

The meeting entered into Executive Session to discuss some owner issues.

The meeting was adjourned.