

Sun Creek Condominiums, Inc. Management Committee Meeting

December 16, 2022

On December 16, 2021, the Management Committee convened a meeting via Zoom at approximately 2:00 p.m. MST with Rochelle Jonswold, John Logan, and Lisa White in attendance. Lisa White and Rochelle Jonswold were in attendance at Sun Creek Unit A8.

The first order was the approval of the Minutes for the meeting held on December 7, 2021, which were unanimously approved.

The Meeting was opened for any comments from owners. No owners were present.

Actions taken without a meeting since the last meeting of the Management Committee are as follows and are hereby unanimously ratified and approved: None.

The next order of business was the discussion of the fire suppression system retrofit progress. Rochelle Jonswold confirmed that Park City had yet to approve the revised plan for the C Level. Further, concerns were expressed regarding any attempt of an owner to box in the pipes without seeking approval first as whatever is done must meet Code and be able to be approved during the Park City Fire Marshall's inspection.

It was therefore unanimously RESOLVED that any owner desiring to box in of the pipes related to the fire suppression system not using Clint Walters for the work must submit plans for this work to the Committee for review by Summit Fire & Security so that the Committee can be assured that such work will pass inspection by Park City.

It was FURTHER RESOLVED that an email will be sent out to the owners to this effect.

The next order of business was the search for a new management company. Lisa noted that Mountain Planet has ceased doing this type of work. John Logan noted that a meeting at the offices of any company willing to give a bid would be a must so that the Committee could meet those who would be doing the work.

It was unanimously RESOLVED that John Logan and Rochelle Jonswold would arrange for meeting with CC Realty and All Seasons on Monday, December 20. Once bids are in from both companies, they would be brought before the Management Committee.

The next order of business was the running of the machinery in the garage related to the heating and carbon dioxide exchanger. Rochelle Jonswold noted that the heat exchanger was running all the time, and that the garage was at 56 degrees on her side. She confirmed that she would be calling the installer to confirm the minimum temperature that the garage should be and to see if the temperature should be adjusted based on that. The Committee unanimously agreed that the temperature should be maintained at the minimum temperature to keep costs at a minimum.

The next order of business was the placement of a roof on the enclosures of the garage stairwells. That was not included in the original bid. It was unanimously RESOLVED that the contractor would be contacted to obtain a bid for this work.

Further, the Committee unanimously resolved to hold off buying locks for the stairway doors until the first of year, but “blanks” for the deadbolt holes may be purchased. The type of door knobs purchased may depend on the management company selected and various lock management options that they may have.

The Committee then entered into a executive session regarding an owner concern and legal matters.

The next order of business was approval of the text proposed by John Logan in his email for an email to the owners regarding the increase in dues and the onetime assessment for the 2021 deficiency. The Committee unanimously approved said proposed text.

The next order of business was consideration of the Behr Electric bid for the work on the area in the garage commonly known as the “Bunker”. Upon presentation, the bid for such work was unanimously approved.

The meeting was then adjourned.