Call to Order – John Fallon

John Fallon called to order the Sunrise Condominium Association (SCA) Board of Directors meeting at 7:33pm.

Quorum – Ed Gentner

A quorum was established to conduct business on behalf of SCA with all 8 Board members present on the call.

Ratify Annual Members Meeting Minutes of 12/7/13

Minutes from last year’s annual meeting were distributed in January of this year.

Motion made by Jocelyn Bouvier and seconded by Hugh Kastrud to approve the minutes as presented. Vote – all in favor.
Election of SCA Officers – Ed Gentner

The election of the following SCA Board Members as Officers was presented and approved for 1 year terms:

John Fallon - President
Joel Adams - Vice President
Jeff Brown - Treasurer
Ed Gentner - Secretary

Motion was made by Jocelyn Bouvier and seconded by Hugh Kastrud to approve officers. Vote – all in favor.


Jeff reported that Winter Operations have left the SCA finances in continued good standing. Operations were right in line with projections with no major surprises. We will look to add to the reserves the approximately $40,000 of surplus from 2013.

The only outlier on the expense side of the ledger is a loss of about $4,000 that was a result of lost dues from the WG K6 unit. The good news is that the loss is limited to the $4,000, as the unit was “short sold” on 3/29/14.

There was a vote to place the $40,000 surplus in the General Reserve for SCA. The motion was made by Hugh Kastrud and seconded by Jocelyn Bouvier. Vote – all in favor.

Jim Lang inquired about the possibility of CD’s yielding a better return on SCA’s reserves, than the current money market investments. Cary assured all that there would be no meaningful advantage with the current CD rates.

Winter Operations – Rich Kolb

Rich reported that there were no major issues this season with snow removal. The crews kept up with all removal including the deck shoveling.

Rich also reported that since the Falls Brook break in earlier in the season, there has been much discussion regarding added security measures. Additional discussion will
continue including: coding the keys differently, more security rounds and the possibility of installing a security booth and/or gate when entering Sunrise.

Replacement of old windows and sliders has been an “on-going battle”, as more and more requests come in for replacement. Another crew may be needed to keep up with the work. The good news is that it should result in additional revenue.

A number of owners have installed security alarms for their units. The proliferation of wireless technology has made it more cost effective and easier to install and given the area’s recent crime, we will likely see more unit owners investing in them.

Rich stated that rental units have decreased of late and that there are more owners going to outside agencies to manage their rentals. While not a major issue right now, it does create more work for the staff to manage the numerous parties involved (agents, outside housekeeping/maintenance, etc). Something to keep an eye on.

**Capital Projects – Rich Kolb**

Rich reported that the work on the entry walkways has been going well and they should be finished at some point this year. The repair/replace work on the living area decks is on going. A lot of prep work has been done for this during the winter (cutting boards for wood decks, etc) which should keep this project moving along efficiently.

Work on the retaining walls continues, as well. The Timberline area around L is particularly tricky for the equipment due to the tight work space and double tiered slope. We may look to accelerate and do both the L and K walls this year. Mosher is the primary contractor.

**V-Tel Services – Jim Lang**

Jim reported that he, Rich and Kate met with VTel to discuss options of bringing fiber optic cable into the units. Currently VTel is installing the cables to the outside of the units (free of charge) and we will look to test the service by installing the cables inside a few units. Next steps will be completion of installation, a comparison of services/pricing with other options and ultimately negotiating best bulk rates.

**Old Business**

None
New Business

Rich reported that an owner of an East Glade lower unit who recently renovated his distressed unit purchase had analyzed his heating bill and discovered that the heating of the building’s common space (utility room) was being billed to him. Rich stated that this was the standard for some designs during the original construction phases. The owner, whose intention is to sell the unit, is looking to be reimbursed for the amount of propane he has estimated to be above and beyond his own unit’s usage. Additionally, the owner is requesting that the heating of “common spaces” be done by the association instead of the individual unit owner’s. We will be consulting with John Readnour for his views on the situation and in the interim we will install a locking mechanism on the thermostat in the common spaces to prevent any future disputes. Usage analysis by Dead River indicates little to no differences in propane consumption between similar sized units with and without the crawl space heating zones.

Establish Next Meeting Date

TBD

Adjourn

Motion made by Joel Adams to adjourn meeting at 8:47pm, seconded by Jocelyn Bouvier. Vote-all in favor.

Submitted by Ed Gentner, Secretary