

Sail Lofts Owners Association  
Board of Directors Meeting

Date: 9/2/2021

Time: 4:00 PM MST

Location: Zoom Conference

**MEETING MINUTES (Unapproved)**

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**1. Roll Call/Quorum/Call to Order**

- a. Association Board of Directors: Alice Landoch and Ray Tyburski
- b. Association Membership: Laura Johnson, Rebecca (Becky) Johnson
- c. Management: Chris Tanis
- d. A quorum is deemed present for the meeting if persons are entitled to cast two-thirds (2/3) of the votes via the conference call or proxy. The quorum was met with 2 of 3 members present.
- e. The meeting was called to order by Ray at 4:07PAM (MST), all board members were in favor to begin the meeting.

**2. Approval of Minutes**

- a. Munsey made some additions and changes to the agenda.
  - i) Addition of the owner forum
  - ii) changed election > appointment of roles
  - iii) addition of introductions

**3. Introductions**

- a. All attendees introduced there selves

**4. Owner Forum**

- a. Karen - Bldg 2, the situation with the garage door not shutting.
  - i) Chris notified the attendees that the association has been having issues with the garage door at Building 2. The association has installed a camera, Chris has remote access to shut it, but the door contractor is unable to explain why the issue has been reoccurring. Management and the board will further address this issue to get it resolved.
  - ii) John also mentioned that he has a space by the door and the mechanism for the door is in a bad place and will continue to be a problem with the design of the garage.
  - iii) Karen asked of other residents to document issues with garage doors and report those to Bold.

- iv) Chris noted that all of the storage unit locks were upgraded in building 2.
- b. Paula - had a package stolen that was left at the front door. Cleaning people don't seem to be doing a good job. Carpet stain on the third floor from what appears to be a leak from trash.
  - i) Chris has been talking to the board, the stain appears to need a professional cleaner. Ray noted that they haven't been cleaning weekly.
  - ii) Look into entrance mats for the buildings.
- c. Cheryl
  - i) What is acceptable not acceptable for locks
    - (1) Cannot change locks and must use Mtn ... locksmith. Have to be on the master key system
  - ii) Are there plans for the 2 buildings for bulk package on internet tv services
- d. Tom C
  - i) Concern about how the association and short term rentals
    - (1) Nicole, board hasn't addressed the issue yet. But the board will review
    - (2) Communication of Rules & Regs and vetting your renters

### **3. Election of Officers > Appointment of Roles**

- a. Appointment of Roles:
  - i) Alice made a motion to appoint Ray to be the President of the board of directors. Nicole seconded the motion; all members were in favor of the motion and the motion passed.
  - ii) Ray made a motion to appoint Nicole to be the Vice President & Treasurer of the board of directors. Alice seconded the motion; all members were in favor of the motion and the motion passed.
  - iii) Ray made a motion to appoint Alice to be the Secretary of the board of directors. Nicole seconded the motion; all members were in favor of the motion and the motion passed.

### **4. Meeting Schedule**

- a. Haven't had an annual meeting yet. Semi-annual meeting via Zoom 4/2/2021 @ 6 PM MST

### **5. New Business**

- a. Attorney - go on retainer with ... see how things go through transition.
  - i) Nicole motion 6 month retainer with Altitude law, Ray seconded, all in favor. Ray will take the lead on communication with the attorney.
  - ii) have the declarant prepare the governance policies and Altitude will review.
- b. Was the tax return filed? Chris believes so, he will get back to the board.
- c. Refund from the developer only a year > should be 6/19 - 9/20. Roughly \$18K
  - i) The board will discuss where to put those funds > reserves is likely
  - ii) the board will discuss funding of reserves
- d. Ray requested to have the insurance rep present at the semi-annual meeting

- e. Garage Door Conversation
  - i) Maybe it is time for a new company
  - ii) Prepare and RFP for what needs to be done
  - iii) Letter to the developer regarding it being a warranty item and a developer cost.
- f. Spot Cleaning on 3<sup>rd</sup> floor or clean the 3<sup>rd</sup> floor to remove the stain.
- g. The board has asked us to send out a blast so everyone so they can set up there own code.
- h. The board would like to request the homeowners to allow the HOA to post there personal information. Make sure to put a signature line.
- i. The Board has asked that we get additional garage door openers.
- j. Include guest passcode on the UPS USPS FedEx for packages and access...

## **6. Adjournment**

- a. Ray made a motion to adjourn the meeting, Alice seconded the motion and all attendees were in favor. The meeting adjourned at 12:42 PM (MST).

Respectfully submitted, Secretary for the meeting.