

**Donner Place HOA Board Meeting Minutes
March 8, 2024, 4pm @ Unit 203**

Call to Order and Roll Call

Hugh Barlow called the meeting to order at 4pm.

Board members in attendance: Hugh Barlow, George Durham, Layne Guerts, Randy Jensen and Ed Sweeney. Excused: Emily DeMaso. Guests: Ramiro Aranda, Unit 401 owners Mark and Cristie Bettilyon and their general contractor Rick Mansfield; Unit 301 owners Cari Junge and Patrick Burke

Approval of Board minutes from the January 16, 2024 and January 30 Special Meeting and the February 6, 2024 HOA Annual Homeowners Meeting

A motion was made by George and seconded by Randy to approve all three minutes. The motion carried unanimously.

New Business

Unit 401 Remodel

Mark and Rick presented both a floor plan and Summary of the work to be performed in Unit 401. Mark asked for preliminary approval so the owners could move forward with final plans for the remodel. Mark will come back to the Board at the appropriate time for final approval. The planned start date is August 2024. After discussion by the group, a motion was made by Randy and seconded by Layne to give Mark preliminary approval to move forward. The motion carried unanimously.

Unit 301 Remodel

Cari and Patrick presented documentation on next steps for the remodel of Unit 301. They asked for final approval to move forward on the remodeling. The documentation was very thorough including lists of vendors and detailed timeline for starting and completing the remodel. After discussion by the

group a motion was made by Randy and seconded by Hugh granting Cari and Patrick the approval to move forward. The motion carried unanimously. The amount for the security deposit was not addressed as the Board wanted the opportunity look at the material presented more closely. The estimated start date is March 15 with a contemplated finish date in July of 2024.

Rental Cap/Reinvestment Amendments

Ed reported that the rental cap committee will be holding its first meeting next Tuesday. He will report on the meeting to the Board. It was agreed by the Board to hold both amendments for a vote until such time as Rental Cap committee had finished its work.

Unfinished Business

Earthquake Insurance

Ed provided the Board two bids that Emily was able to find regarding a new earthquake insurance policy. The two providers were Golden Bear and ICAT. After discussion by the Board, a motion was made by Ed and seconded by George to approve obtaining a new earthquake insurance policy. Emily will research into which firm had the best ratings and the firm with the best ratings will be used. If both firms have the same ratings the Board will take the less expensive policy.

The motion was approved unanimously.

Balance Sheet Review

Ed went through the information that had been previously provided the Board regarding the current Balance Sheet and Budget Comparable.

A motion was made by Ed and seconded by Layne to approve paying the 2023 taxes owed by the HOA. The motion carried unanimously.

Open Forum

Mark Bettilyon asked for approval to install a EV charger in his garage parking stall. The Board approved Mark's request. Mark will use JP Electric and will let the Board know when he would like it installed.

Layne and Hugh asked if Emily could work on the email string that Board members receive from Emily, the email blast list that goes out to residents in the building and second homeowners and, the telephone directory that has current telephone numbers of the residents including renters.

Hugh asked if new signage and painting of curbs could be done for the entrance of the driveway telling drivers where they can and cannot park for deliveries.

Ed will send to Board members the estimate given by Clear Cut Construction regarding the cost to apply a waterproof sealant on all the patios.

A question was raised if the Board would need building permits should work proceed on sealing the patios or redoing the outside walls and railings in the future. Ed will investigate that question.

Next Board Meeting

The next Board meeting is scheduled from Friday April 19 at 4pm.

There being no other business the meeting was adjourned at 5:30pm.