

**Park River West Condominium Association
Board of Directors Annual and Regular Meeting
Saturday, August 20, 2022 – Via Zoom Conference**

A meeting of the Board of Directors of the PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (the "Association") was held on Saturday, August 20, 2022, via ZOOM online/video meeting application following the Annual Owner's Meeting beginning at 12:05 p.m. MDT. This meeting also serves as the annual meeting of the Board for election of officers and approval of the budget. President Stew Squires (618) presided. Association Secretary John Mize (615) prepared these Minutes.

1. Call to Order / Roll Call. The Meeting was called to order at 12:05 p.m. MDT by President Stew Squires (618). The following Directors of the corporation were present via ZOOM: Stew Squires (618); Fritz Sampson (633), Vice President; Helen Evans (619), Treasurer; John Mize (615), Secretary; John Mize (615), Greg Shipman (625), Rick Stephens (603), Doug Feck (635) and Carol Primdahl (653). Newly elected director Chris Hines (602) was unable to take part. Owners Doug and Karen Spitznagle (607) appeared at the Owner Compliance Hearings as set forth below.

2. Conflicts of Interest Policy Review and Disclosures. Following the PRW Conflict of Interest Policy, Stew Squires (618) inquired if any of the directors have a conflict of interest needing disclosure before the meeting. None were disclosed.

3. Approval of Minutes. The minutes of the Board of Directors meeting held on July 11, 2022, previously emailed to the directors, and posted on the website were presented for approval.

Action Taken: It was moved, seconded, and unanimously adopted to approve the minutes of the Board of Directors meeting held on July 11, 2022.

4. Election of Directors. The Board next considered the election of officers for the 2022-2023 operating year. Terms will be through the next annual meeting of the Association to be held in August 2023.

Action Taken: It was moved, seconded, and unanimously adopted to elect the following officers for the 2022-2023 operating year:

Stew Squires (618), President
Fritz Sampson (633), Vice-President
John Mize (615), Secretary
Helen Evans (619), Treasurer

Carol Primdahl (653) also agreed to serve as a communication liaison for short-term rental owners.

5. Treasurer's Report, Budget, and Reserve Study Authorization. Treasurer Helen Evans reported that the Members approved the proposed and board-recommended Option 2 PRW budget for 2023, as mailed to them in advance of the meeting. The balance of the Treasurer's report was as presented at the annual meeting earlier today.

Action Taken: It was moved, seconded, and unanimously approved to confirm the actions taken by the Members at the PRW Annual Meeting held on August 20, 2022. The 2023 Budget Recommendation, as mailed to the members in advance of the Annual Membership meeting on August 20, 2022, and approved by them at that meeting is accepted making dues for 2023 for each owner \$325.00 per month, \$975 per quarter, and \$3,900 per

year. This budget includes the first year of extra assessment for reserves of \$15,000 and was the Option 2 budget presented to the members at the annual meeting held on this date. A copy of the approved budget is attached hereto as Attachment 1 and incorporated by reference.

6. Unit Owner Compliance Violation Hearings.

- a. **Unit 607 Hearing (Unauthorized Use of Adjoining Driveway Bib and Unauthorized Use of RV).** President Stew Squires appointed owner Fritz Sampson to be the Association representative to present evidence of the violation described below. Proper notice of the violation and of this hearing was sent to the owners of Unit 607 as required by the Declarations and Policies and Procedures. The owners of Unit 607, Doug and Karen Spitznagle appeared at the hearing. It was reported that a short-term renter of Unit 607 parked on an adjoining driveway bib of Unit 607 without permission in violation of Declaration Section 3 and Rule A.1. of the Rules and Regulations and used a van RV as sleeping quarters in violation of Declaration 17 G. Specifically, parked in a fire lane in violation of Declaration 17 N and Rule D.2 that pro June 18, 2022, the Association received a Complaint from neighbors in 605 (Barkley) that renters in 607 parked in the 605 drive on June 17, then again on June 18 after warning. June 18 at 5 pm an association representative met with Greg Barkley and asked what was going on. He explained that on 17th the Unit 607 renters were in the Unit 605 drive. When asked why they said they were unloading and needed the room. On the 18th the renters did it again and said they were loading a baby. During the conversation it was noted that the van had not moved in 4 days, it had interior window cover on the front, rear, and on two rear quarters (so not completely shielded); and had an aftermarket RV vent installed on driver window to allow air circulation when parked. Greg Barkley was asked if the renters were sleeping in the van (thus making it an RV). He thought they "might be" but no definitive opinion. June 19, 2022, at 7:10 AM an association representative inspected the van parked on the Unit 605 drive apron. Upon inspection it was found that the van was occupied. The occupant got out of the van and admitted using it as sleeping quarters. The bedding was seen from open rear doors. The Owner was previously found to be in violation of short-term rental rules on September 21, 2020. The Spitznagles said that they have recently listed their unit for sale, and they were out of the country when the violation occurred. They were apologetic about the incident and concerned with the response from their management company when the incident was reported to it and have since been terminated the management company.

Action Taken: It was moved and seconded to assess a fine of \$150.00 for the alleged violation. The motion failed, with Fritz Sampson abstaining, and no further action was taken.

- b. **Unit 613 Hearing (Fire Lane Parking Violation).** President Stew Squires appointed Owner Fritz Sampson to be the Association representative to present evidence of the violation described below. Proper notice of the violation and of this hearing was sent to the owners of Unit 613 as required by the Declarations and Policies and Procedures. The owner of Unit 613 did not appear at the hearing. It was reported that a short-term renter of Unit 13 parked in a fire lane in violation of Declaration 17 N and Rule D.2 that prohibits the parking in driveways, which are marked fire lanes in Park River West. Specifically, on May 2022 a Tesla belonging to the renter of Unit 613 was parked in front of the fire lane-no parking sign in the driveway in front of PRW, outside of the driveway bib upon which two vehicles may park. The Owner of Unit 613 was notified by text at 4:34 p.m. on that date and Skyrun Property Management, the manager of the property, was also notified. Two prior offenses for parking and occupation occurred on July 9, 2021 for which the