CONDO DEL SOL SPECIAL BOARD MEETING
JULY 6, 2024

I. **Call to Order:** 10:05am

II. **Board Member Attendees:** Keith Bryant (President), Ted Hanbury (VP), Colleen Dalebout (Treasurer), Sydney McNeal (Secretary), Don Bell, Peggy Peterson, Christy Nauta

III. **Designation of Director Positions:**
   a. **Keith Bryant – President**
   b. **Ted Hanbury – Vice President**
   c. **Colleen Dalebout – Treasurer**
   d. **Sydney McNeal – Secretary**

IV. **Plan for Additional Special Meeting in July:**
   a. Would prefer this meeting to be in-person
   b. Topics of discussion:
      i. Deck repair program – logistics, funding and kickoff.
      ii. Management organization structure - Property Manager replacement and/or potential review of property management company.
      iii. Review of updated Idaho HOA regulations.

V. **Annual Meeting Follow Up:**
   a. **Gate Height:** Did not take a hand raise poll at the meeting on whether to spend $2,000 to lower the front gate before we automate and finalize. All in favor of leaving as-is.
      Note: Colleen requested we re-review our camera situation and implement more in areas where we have gaps (like the marina).
   b. **Owner Communication:** Sydney will send out communication to owners on 7/8/24 with the results of the BOD election, designated positions, and final deck report.
   c. **2023 Financials:** Still need to be disseminated to owners.
   d. **Reserve Account:** There was a request to provide details on the reserve account balance over the past couple of years.
   e. **Fining Owners for Violations:** Discussion at meeting that we cannot fine owners for violations unless they are in our House Rules. Will check with attorney.
   f. **Meeting Minutes:** Request to get Meeting Minutes from Annual Meeting out ASAP.

VI. **Owner Complaint Follow Up:**
   a. Complaint regarding a “flop house”. To our understanding, the owner of a condo has rented it out to a local businessman who uses it as employee housing. Two issues: we do not allow subletting, and our bylaws state that a single family should inhabit a condo. Not multiple. Peggy to follow up with owner.

Board meeting adjourned at 10:32am.