

**Sun River Town Homes Association  
Board of Directors Meeting  
FINAL  
APPROVED**

**Saturday May 22, 2021**

**HELD VIA E-MAIL WITH ALL BOARD MEMBERS**

1. CALL TO ORDER: Jim Bakarich (President) called the meeting to order at 10:00 AM MST

|            |                   |                 |         |
|------------|-------------------|-----------------|---------|
| DIRECTORS: | Jim Bakarich      | President       | Present |
|            | Carol Olorunsola  | Vice President  | Present |
|            | Dennis Nortz      | Treasurer       | Present |
|            | John Ladd         | Secretary       | Present |
|            | Deborah Anderberg | Member at Large | Present |

2. Approval/Review of Minutes:

MOTION: President Bakarich made a motion to approve the (Final) Board of Directors Meeting Minutes from March 15, 2021.

Dennis Nortz seconded the motion. The motion passed unanimously. See attached copies of E-mail votes.

Once the motion is approved President Bakarich will forward the FINAL MINUTES to all owners. This will then have all owners current with Board of Directors Meetings before the Annual Homeowners Meeting on June 26, 2021. Approval of these minutes (May 22 2021) will take place after the Annual Homeowners Meeting.

3. Proposal from Robert Wolf and Margaret Bowles concerning purchase of Sun River Townhomes property:

On March 15, 2021 the Sun River Townhomes Board of Directors discussed an offer from Robert Wolf and Margaret Bowles to purchase some of the Sun River Townhomes property. After discussions and inquiries to legal counsel and other owners a motion for or against selling Sun River Townhomes property will be made at the next HOA Board of Directors meeting. (May 22, 2021) If the motion passes for selling the property, a special owners vote will need to be held. A 67% vote for selling is required by the owners.

MOTION: President Bakarich made a motion against selling Sun River Townhomes property.

John Ladd seconded the motion. The motion passed unanimously against selling Sun River Townhomes property. See attached copies of E-mail votes.

Once the motion is voted on by the Board of Directors, President Bakarich will draft a letter to Bob Wolf and Margaret Bowles regarding the decision of Sun River Townhomes HOA Board of Directors.

4. Discussion of irrigation pipe line and sprinklers owned by Bob Wolf and Margaret Bowles located on Sun River Townhomes property. If the Board of Directors vote's against selling Sun River Townhomes property, the HOA's Board of Directors will contact Bob and Margaret and start a conversation concerning the location of the irrigation pipe line and the uses of water and maintenance of the area served by the irrigation system to come up with a written agreement between both parties for legal purposes. The agreement will be filed and recorded at the Grand County Courthouse. If the Sun River Townhomes owners vote for selling the portion of Sun River Townhomes property to Bob and Margaret, then no further discussions concerning the irrigation pipe line, sprinklers, watering and maintenance will be needed.

5. Scheduled Next Board Meeting: Annual Homeowners Meeting Saturday June 26, 2021 at 9:00 AM MST. Location and method of meeting to be determined.

6.. Adjournment: With no further business to be brought before the Board, this meeting was unanimously adjourned at 11:47 AM Mountain Time on May 24, 2021