



BOARD MEETING MINUTES

THUNDER RIVER CONDOMINIUM ASSOCIATION

Tuesday, March 4th, 2024, AT 4:00 PM
ZOOM MEETING

- 1) **Call to Order** 3pm by Paul Tomashosky.
 - 2) **Verification of a Quorum** A quorum of the Board was verified with the following directors present: Niki Kessinger, Carole Waterhouse, Ben Sherman, Kat McAfee, and Lorraine Lowitse. Also present was Paul Tomashosky of Integrated Mountain Management.
 - 3) **Homeowners Open Forum** None
 - 4) **Discussion/Action Items**
 - a) **Wildfire Safety Presentation** GWSFD spoke to wildfire spread prevention.
 - b) **Vote for Fireplace Seal-off** Ben motioned to move forward with gathering electric insert quote as a standardized safety improvement project. Kat seconded. AIF.
 - c) **Vote for Parking Lot Striping** Ben motioned to just stripe the lot with Summit Sweeping. Nikki seconded. Carole was against.
 - d) **Vote for Painting Building and Balusters** Carole motioned to move forward with Talingos Painting bid. Nikki seconded. AIF. IMM to secure bid to replace degraded siding and trim along with caulking of holes in siding.
 - e) **Power Washing/Cleaning Bid** Ben motioned to move forward with Splash Bros bid. Carole seconded. Lorraine opposed.
 - f) **Stair Build Update** Tabled.
 - g) **Building Maintenance** IMM to coordinate gutter cleaning on 2820 and dryer vent cleaning.
 - h) **Community Day** Ben to coordinate. Planned for 5/22/25.
 - 5) **Executive Session** None.
 - 6) **Adjourn** at 5:06 pm.
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Executed by Integrated Mountain Management on behalf of the Elk Springs Board of Directors.

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Paul Tomashosky

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