

Cardinell View Lofts Condominium

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Date: Tuesday – June 11, 2021
Time: 6:00 pm
Location: TEAMS Virtual Meeting
Notice: Sent by BOD Chair eblast to Owners on 06.11.21

DIRECTORS/MANAGEMENT PRESENT

DIRECTORS:	Yes / No	DIRECTORS:	Yes / No
Kismet Kilbourn – Chair/TAB	Yes	Lauren Anderson	Yes
Heidi Trinkle - Treasurer	Yes	Sunil Khanna	No
Jonathan Uto	Yes		
MANAGEMENT	Yes / No		
Seth Schade - Portfolio Manager	No		
Rita Holland - Officer~Secretary	Yes		

I. Call to Order

- A. Meeting called to Order by Chair at 6:00 pm.
- B. Six attendees joined the meeting.
- C. Chair announced that the topic of the meeting will be to have an open discussion about our current management company/BPM and an overview of the BOD's recommendation to shift to another management company/Fresh Start.

II. Owners Forum

- A. Chair provided an overview of the issues that the association has been having with BPM and their failure to fulfill their contractual obligations (management reports, site visits, timely communication with owners, etc.). The excessive amount of time that has been required from the board and other volunteers to keep the projects and community business running is not sustainable.
- B. History: from email to owners dated 6.11.21
 1. *Several months ago, I (Kismet) was asked to reach out to a management company the Board had evaluated back when the AMS contract was ending, Fresh Start. The Board was very impressed with Fresh Start and was interested in hiring them, however, Fresh Start turned us down. At the time, they said they were concerned they did not have the capacity to service us properly. The Board respected their decision, and we eventually chose PMI as the new management company. As many of you know, that didn't work out either. When I contacted them this year, Fresh Start expressed that they now have the capacity to service our community.*
 2. *Fresh Start joined the Board meeting on May 27, 2021, to provide an overview of their services and for the Board and attendees to meet them and ask questions. Once again, the Board was impressed with the company and agreed to review a formal proposal from them. A proposal was received, reviewed, and approved at the Emergency Board meeting on June 8, 2021. Their proposed contract has been reviewed by the Board and the Association's attorney, tonight, we will be reviewing the 2nd draft of the contract (there were minor changes to the first) and voting on whether to accept their contract and hire Fresh Start or*

stay with BPM or renew a search for an alternative management company. If the contract is accepted, we will also be voting on a termination date for BPM's services.

i. Motion made and passed to accept the Community Management Agreement from Fresh Start Real Estate, Inc. with the start date of July 1, 2021.

ii. Motion made and passed to terminate the Association Management Agreement of February 11, 2020 with Ballas and Partners Management, inc. dba BPM Management as of August 31, 2021. The BOD agreed to have a signed agreement with Fresh Start prior to sending termination notice to BPM.

III. Board Meetings

- A. Next Regular Meeting
 - 1. Date: Thursday, July 1, 2021
 - 2. Time: 6:00 pm
 - 3. Location: TEAMS meeting
- B. Motion made and passed to adjourn at 6:46 pm

Respectfully Submitted,
Rita S. Holland
AUO/CVLC BOD Secretary