

**Sun Vail Garage Association**  
**2023 Annual Meeting Minutes**  
Saturday, August 26, 2023, at 2:30PM MT  
Via Zoom.us

ATTENDANCE: The following Directors were present via Zoom:

- Michael Block
- Brian Wilson
- Charles Croney

The following Directors were represented by proxy:

- Sharie Grant
- Brent Loebig

GARAGE OWNERS PRESENT VIA ZOOM: SVCA (represented by Dan McNeill, Managing Agent) – Unit 1, Croney—Unit 3, Moltner—Unit 7, Block—Unit 13 and Schneider—Unit 15

GARAGE OWNERS REPRESENTED BY PROXY: Loebig—Unit 5, Radell—Unit 12 and Grant—Unit 8

ALSO PRESENT VIA ZOOM: Dan McNeill, Managing Agent, Dave Zippie, CPA and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With all five Board Members either present via video conference call or represented by proxy, and 8 of 15 owners either present via video conference call or represented by proxy, a quorum was established (accordingly to the by-laws, a quorum constitutes 51% of the membership represented either in person or by proxy). Dan McNeill called the meeting to order following the Sun Vail Condominium Association Annual Meeting.
- II. Review and Approval of the Minutes of 2022 Annual Meeting. These minutes were previously distributed to all owners for review. With no suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE 2022 ANNUAL MEETING OF THE SUN VAIL GARAGE ASSOCIATION AS PRESENTED. The motion was seconded and carried unanimously.

- III. Financial Review. Dave Zippie, CPA prepared and presented the 2022-23 fiscal year-end financials (as of June 30, 2023). This was a shortened fiscal year of only nine months. According to the Balance Sheet, the association ended the fiscal year with total assets, liabilities and equity of \$11,917 including \$9424 cash in the bank, \$1647 in accounts receivable and \$846 in prepaid insurance premiums.

The Income Statement reveals that the association ended the fiscal year with a net surplus of \$940 in the operating account. Savings were achieved in the line items of Insurance and Maintenance Buildings.

The 2022-23 fiscal year beginning balance in the Maintenance Capital Reserve Fund was \$11,033. Funding through regular dues totaled \$571, and \$2 in interest was earned. There were no capital expenses incurred. The fiscal year-ending balance in the Maintenance Reserve Capital Account was \$11,606.

Dave Zippie then presented the Board-approved operating budget for the coming fiscal year to the membership. A 10% increase in dues was approved at the budget planning meeting in May. 2023-24 quarterly dues will be \$165.00 per unit. He asked if any present at the meeting had any questions about the budget. There were no questions.

- IV. Manager's Report. Dan McNeill reported that it has been a quiet year for the garage association. No major projects were undertaken. Future projects could include the replacement of exterior light fixtures and siding on the front sides of the buildings.

Garage owners and guests are reminded to knock the snow off their vehicle prior to parking inside their garage; melting snow has the ability to travel to adjacent garages and causes damage to drywall, trim and contents.

Any owners that are experiencing problems with bees or wasps are asked to call management.

- V. Election of Directors and Officers. The current Board consists of Sharie Grant (term expires in 2025--SVG elected), Brent Loebig (term expiring—SVG elected), Brian Wilson (term expires 2023--SVCA appointed), Charles Croney (term expires in 2024--SVCA appointed) and Michael Block (term expires

2023—SVCA appointed). It was duly noted that Brian Wilson and Mike Block have been reappointed to serve on the SVGA Board by the SVCA Board.

There is one seat expiring this year and nominations were sought from the floor. Michael Schneider offered to serve if there were no other candidates. Brian Wilson explained that Brent Loebig offered to serve another three-year term on the SVGA Board if re-elected. Michael Schneider withdrew his offer to serve, and Brent Loebig was re-elected via acclamation.

The membership voted to keep the same slate of officers as last year:

Sharie Grant	President
Brent Loebig	Vice President / Secretary
Charles Croney	Treasurer

- VI. Old / New Business. One owner asked if garage dues can be paid electronically in the same manner as the condo dues are. Dan responded that they can. When Dave Zippie sends the quarterly invoices via email, there is a link to pay by ACH. Owners that pay by credit card will incur a small fee.

- VII. Adjournment. There being no further business to come before the membership, the meeting adjourned at approximately 2:45PM.

Respectfully submitted,

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Secretary to the Meeting