

**Sunridge at Avon DBA LiftView Condominiums**

Board of Directors Meeting  
January 10<sup>th</sup>, 2024 Via Zoom  
6:00 pm

1. Call to Order @6:05
2. Verification of Quorum-quorum established with Zack, Caitlin, Tiffany, Magdalena, Dave, Amanda, Wes and Andrienne present along with the property manager (Jeff) and owners from A109 and B206.
3. Owner Presentation-none at this time
4. Reading and Approval of Previous Meeting Minutes-10-23 minutes approved via email
5. Financial Review
  - A/R-C309 sent to attorney for collections, all other units are current with a small amount on A209 in the 60 day category.
  - Current Budget-sent to all boardmembers
6. Manager's Report-fall projects completed, snow management in full swing
7. Old Business
  - Insurance claim update-no progress between the PA and insurance carrier with the tolling agreement coming to an end on 1/22. HOA attorney and PA to discuss extending tolling period or filing lawsuit on 1/22. Construction is moving along nicely with insulation being installed and drywall coming up next week.
  - EV stations-need approval to have Holy Cross Engineer plan the west transmitter location and \$2k deposit-board has requested Jeff follow up on why the transformer can not be located in the area behind the west garage bank. Jeff to follow up with board via email.
  - Reserve Study-will work with Tiffany and Chris over the coming months with the goal of having a 30 year study by the annual meeting.
  - Deck sprinkler system-insurance agent did not think this would significantly lower the premium but Jeff to get bulk pricing for all units and discuss at the next meeting.
  - Lighting study-national average is \$4100-\$7300 for an architectural lighting engineer. Board will discuss with owners at the annual meeting.
8. New Business
  - Bylaws update-motion to update bylaws to reflect the current Colorado statute for boardmember email voting (D/A) unanimously approved.

- C309 Collections vote-motion (M/C)to send C309 to the attorney for collections unanimously approved.
- Ice Melt-The board entered an executive session to discuss the termination of the cleaning and sidewalk snow removal contracts.
- Storage closets-Jeff to get bids on installing secure closet in each trash garage that will eliminate the need for the storage shed and discuss at the next meeting.
- Drain cleaning contractor-Jeff to evaluate new company and potentially put a reliable one on a retainer to position the HOA for better emergency drain service.
- Jeff to follow up with Zach and Amanda (along with all owners) regarding what insurance companies were the quickest to pay out easiest to work with.

9. Next Meeting

- April 10<sup>th</sup>, 2024 6:00 pm

10. Adjournment @8:05 pm (W/C)