

Sunridge at Avon DBA LiftView Condominiums

Board of Directors Meeting
October 11th, 2023, Via Zoom
6:00 pm

1. Call to Order @ 6:03 pm
2. Quorum established with Magdalena, Dave, Tiffany, Amanda, Caitlin, Adrienne and Zach present. Manager Jeff Lineback and owners of A109, A208 and D209 also present.
3. Owner Presentation-none currently
4. Approval of 6/14/23 Meeting Minutes as stated (M/A)
5. Financial Review
 - A/R-C309 in the collection protocol. All other units are current.
 - Current Budget- August financials reflect one month remaining in the fiscal year and we are \$19k under budget. This will shrink as we incurred planned expenses that will bring the budget closer to the planned amount.
6. Manager's Report
 - Completed all repairs and painting of both parking lots.
 - Completed power washing and painting of all entry ways and railings.
 - Added railing to A101 entry way.
 - Completed tree and bush trimming.
 - Items for the fall include replacing east recycle door, gutter, trim and fascia repairs, lower deck repairs and tree removal.
 - We have made good progress this summer in establishing new contractors for parking lots, drywall repairs, gutter and trim repairs, deck repairs and painting.
7. Old Business
 - Fire Claim-Jason has started repairs on all six units and has a very aggressive schedule for completion. Jeff will continue to give updates to the board and affected owners.
 - Ev Stations-waiting for Holy Cross to install new transformer on the north side of the west lot garages. Once installed, we have an electrician ready to

pre-wire the west side for future EV stations. A double charger will be initially installed with the ability to install up to six doubles on the west lot.

8. New Business

- Loss assessment-While confirming the breakdown of the fire and pipe burst damage with the public adjuster (PA), Jeff noticed a large discrepancy in the amount requested to the owners via loss assessment and the amount stated by the PA when asked to provide the total amount needed for all HOA obligated repairs. His original amount of \$138,000 for the unit portion of the repairs was for one unit and did not provide the grand total for all six.

After speaking the HOA insurance attorney and agent, the board was advised that they can (and must) amend the loss assessment to the total of \$1,018,784.99. The only other option would be to issue a second loss assessment but this would burden owners with a second claim and deductible along with the possibility of not being covered.

Motion (Z/M): Amend the loss assessment to the correct amount and have Jeff issue an explanation letter along with an updated loss assessment letter, The terms of the payments will be spread out over 3 billings, with due dates of October 1, November 1 and January 1 (2024) Unanimously approved with Tiffany recusing herself.

Jeff will also provide the most frequently requested documents on the HOA website and will directly work with any insurance company to assist in a claim. Jeff will also work with owners for all payment plan proposals.

- Lighting study/engineer-Jeff will provide a recommended budget for hiring a lighting professional to recommend the next generation of exterior lighting at LiftView.
- Reserve Study-Jeff to work with Tiffany and Chris and providing a first draft of next generation capital reserve recommendations.
- Decks-Jeff to speak with HOA insurance agent to discuss any benefits to having a deck sprinkler system or grill restrictions on future premiums.

9. Next Meeting-January 10th, 2024.

10. Adjournment at 6:59 pm (D/A)