

**Sunridge at Avon**  
**DBA LiftView Condominiums**  
Board of Directors Meeting  
Via Zoom  
October 13<sup>th</sup> 2020 6:00 pm

1. Call to Order @ 6:34 pm
2. Verification of quorum-established with Phil, Zach, Tiffany, Magdalena, Caitlin and Jeff present via Zoom
  - A. Election of Officers- Phil, Zach, Tiffany and Magdalena expressed interest in retaining officer positions. Amanda also expressed interest in Vice President as well. The board unanimously voted to retain Zach as the VP with the 20/21 officers as listed:  
  
President: Phil Foster  
Vice President: Zach Jakubowski  
Treasurer: Tiffany Boews  
Secretary: Magdalena Nopper  
  
Jeff indicated he is willing to work with Amanda regarding day to day issues or special project planning anytime she reaches out
3. Owner Presentation-none at this time
4. Reading for approval of:
  - 7-8-20 Minutes approved (Z/M)
5. Financial Review
  - A/R-no owner in arrears
  - Budget Review-several board approved projects put the budget at \$200k over, but the operating budget is actually \$3k under.
6. Manager's Report
  - A. Plumbing- D building will have p-trap strainers installed in all units as soon as Jeff can schedule. The remaining units will be scheduled as needed throughout the fiscal year. D Building will have regular inspections and cleaning if necessary while Jeff explores additional improvements that may mediate the excessive abuse in the D drain lines.
  - B. Drain Treatment-All units were given a pre-portioned enzyme drain treatment for the kitchen and bath sinks. This is done in leau of regular ground floor treatments

with the goal of safely removing any excess grease buildup in the kitchen drain line.

7. Old Business

- Nothing at this time

8. New Business

- Update Rules and Regulations: *Plumbing: all units have been supplied with a p-trap strainer under the kitchen sink and are responsible for the cleaning, repair and maintenance of p-trap strainer. If there are any backups in the common kitchen drainpipe, any units that are not equipped with or have modified the p-trap strainer, will be responsible for all repairs and damages due to the back up.*

***Approved Unanimously (M/C)***

- Auto water shut off discussion-per owner request, the board discussed the feasibility of installing or requiring water sensors with automatic shut off in the event of a flood. The logistics and liability make this challenging to require, but Jeff will gather info and send out to all owners suggesting installing in their units.

9. Next Meeting: January 12<sup>th</sup>, 2021 6:00 PM

10. Adjournment @ 7:04 PM (P/M)