

Sunridge at Avon
DBA LiftView Condominiums
Annual Meeting
LiftView picnic area behind building B, Avon CO
August 9 th , 2018 6:00 PM
UNAPPROVED

1. **Call to order**

1.1. 6:10 pm

2. **Verification of Quorum**

2.1. Board: Phil, Shannon, Joe, Sarah, Zach (via phone), Magdalena, Tiffany

2.2. Manager: Jeff

2.3. Guest: John

2.4. Quorum verified including proxies

3. **Introduction of Board Members**

4. **Meeting Minutes**

4.1. Reading for approval of regular board meeting minutes: Discussion of changes.

4.2. **MOTION: Joe makes a motion to approve the meeting minutes from 2017 as amended. Magdalena seconds. All in favor. MOTION PASSES.**

5. **Treasurer's Report**

5.1. A/R:

Two names on the list, both have been contacted by attorney, the other is in foreclosure.

5.2. Current Budget:

\$10,000 over budget due to increases in insurance premiums

5.3. Preliminary 2018-2019 budget:

Trash is up 20%. Water will increase 3% in October. Garage item on budget is funded solely by garage owners.

a) Extra water money is being put into reserves. Complicated billing process. \$40 / month / unit are additional funds going into reserves.

6. **Old Business**

6.1. Parking Permits:

Started digital permits last year and have had success. Any concern, please contact manager.

6.2. Garages:

Garages are complete. Garage maintenance is funded by garage owners.

a) Concern of garage owners using two non-garage parking spots.

Booting company enforces parking policy. No concerns of lack of parking at this time. **ACTION ITEM: JEFF COMMUNICATE WITH OWNERS/RENTERS ABUSE OF PARKING**

b) Garages can be sold independently from condos, but only to another LiftView owner.

6.3. Sprinkler System:

Last year introduced sprinkler concern. Options are: redo entire system for \$150,000; maximize our system and convert some areas to xeroscape including native grasses and low water. Goal is to eliminate water by 80%

6.4. Xfinity Contract:

contact expires soon. By signing the 10-year contract HOA will be getting \$16,000. Next board will decide how to proceed.

6.5. Other: None.

7. **Manager's Report**

7.1. Insurance Reminder:

HOA should expect insurance premiums to rise. Manager recommends owners ensure their insurance has a water and sewer rider, and loss adjustment for \$10,000.

7.2. Siding:

Our siding hasn't been available for a few years. Found some that may work to patching concern areas

7.3. Trees:

Cottonwood trees are being removed because they're causing damage. Costly to remove.

a) Concern of bushes overgrowing into Millie's Lane making it hard to safely enter roadway.

8. **New Business**

8.1. Roofs:

Possible to start a couple buildings in the fall. \$310,000 - \$380,000 to replace roofs. Lowest bid provided by owner of multiple units.

Committing immediately can save us tens of thousands of dollars.

Current shingle is a 30-year, new shingles will be 50 year. Current roof is a cold roof. Full replacement; remove current roof, remove roof under that, fix flashing around fireplaces, and replace damaged plywood.

a) Metal roofing is significantly more expensive and raises additional concerns of snow slides.

b) Solar panel shingles are expensive and HOA electric bill is relatively low created unfeasible ROI.

8.2. Assigned Parking:

One spot for every unit is assigned parking. Spot locations are determined by distance from unit; designed to be equal distance. Discussion of feedback from owners and residents.

8.3. Irrigation/Landscaping:

See above.

8.4. Composting:

HOA implementing a composting program. Email sent to all owners, request response if interested. Simple agreement will gain access to a 3 digit code to enter the compost bin. Contaminated compost incurs significant expenses. Education will be provided. Financial standpoint is a slight savings. Compost bin will be inside trash garages.

8.5. Other: None.

9. **Board Member Elections**

9.1. Terms Expiring – Linda Wells and Joe Helper are stepping down and 3 openings are available

a) Three owners are interested.

9.2. Election of Board Members-Magdalena Knopper, Constance Tarrantino and Amanda Buck unanimously elected to a three-year term.

10. **Open Forum**

10.1. Short term rentals:

a) Town of Avon has restrictions. Not allowed to use "LiftView" in ad. Must have license and insurance. Short term is less than 30 days. In addition to license you must have person on call and posted in unit.

10.2. Dog issue

Sunridge only allows owners to have dogs. Board should consider to only allow owners to have dogs to reduce unsightly waste on property.

10.3. Designated smoking areas

a) Smoke coming from units polluting other units right for smoke free air.

10.4. Water bill explained

a) The HOA was asked to install meters and divide the cost of water across all units, this included the cost to install the meters.

10.5. Next major projects

a) Roofs, siding, parking lots, concrete repairs

10.6. Garages

a) Garages can be added on to, but space is limited.

11. **Next Meeting**

11.1. Annual Meeting - August 14th, 6pm at LiftView Picnic Area

12. **Adjourn**

- 12.1. **MOTION: Joe makes a motion to adjourn, seconded by Linda; all in favor. MOTION PASSES.**
- 12.2. 7:26 pm