

SUNRIDGE AT AVON
DBA LiftView Condominiums
Homeowner Association Annual Meeting Agenda
Wednesday, August 11th, 2021, 6:00 pm via Zoom

Roll Call @ 6:09 pm

- Owner's sign-in-25 proxies in hand with 32 members present via zoom
- Inspection and Verification of Proxies by Jeff Lineback

Quorum

- Established with 57 owners/proxies

Welcome by HOA Manager Jeff Lineback

Introduction of Board Members-Zach Jakubowski (President), Tiffany Loman (Treasurer), Magdalena Nopper (Secretary), Dave Cote, Constance Tarantino, Amanda Buck, Kate Manzer and Caitlin Yarger

Minutes from 2020 annual meeting

- Approved with no changes (Zach/Dave)

Treasurer's Report

- Accounts Receivable-still in great shape with no unit's delinquent beyond 60 days.
- Review of the current operating budget- current budget is 10 months into the fiscal year and we are in great shape, still under budget after absorbing \$35k in the plumbing p-trap upgrades. Roger Wilkinson inquired about the budget surplus created by charging individual units for water, which allowed the HOA to absorb the \$140k into the general budget or directed towards savings. We will continue to have a strong budget with maximum savings over the next few years.
- Presentation of proposed 21-22 budget-no dues increase or major changes, budget will be deemed approved if no objection from ownership by September 15th, 2021.
- Garage Owners pay a separate yearly assessment so no HOA funds are used. The accountant has indicated that there will need to be an increase on this assessment and the board will review options at the next regular meeting.

Old Business

- Nothing currently

Manager's Report

- We have completed installing all 165 p-trap upgrades and per Thom Haupt's request, Jeff will email all owners the detailed info on them so they can pass along to their tenants.
- The HOA will be doing landscaping improvements and power washing trash buildings this summer and fall but no major projects are planned.

New Business

- Maintenance Shed improvement: following a brief discussion regarding improving the 20+ years old maintenance shed and adding a bike/kayak/dog washing station. Jeff will add to the next board meeting agenda in addition to getting cost estimates for adding a shed that looks like the current garages, per retired architect, Dave Cote. Jeff will also look into getting water and electric to the shed area as it will be helpful for future use. John Martin expressed concern for abuse and Jeff will also work with the board to minimize the impact and add a camera.

Board Member Elections

- Terms Expiring- Kate Manzer, Constance Tarrantino and Amanda Buck
- Election of Board members -3 positions available (3-year term) will be renewed to Kate, Constance and Amanda. John Martin and Adrienne Haydu also expressed interest and will be available if any positions open up. Thanks to all for your dedication!

Open Forum

- Thom Haupt requested p-trap details be sent to all owners, Jeff will email
- Lori Fennessay requested we increase landscaping budget, specifically to address spraying around buildings and entry way maintenance. (Jeff mentioned that this was scheduled to be done but will discuss with board at next meeting)
- After a brief discussion on restricting smoking, Jeff will send out a survey to owners before the next board meeting.
- Kate Manzer to work with Waste Company on recycle signage
- Orkin to increase ground squirrel treatment around D building.

Date of Next Annual Meeting

- Date for 2022 Annual meeting: Wednesday, August 10th 6:00 pm

Adjournment @ 7:16 pm (Magdalena/Amanda)