Sunridge at Avon II

Board of Directors Meeting

Town of Avon Council Camber, Avon CO

September 18th, 2017 5:30 PM

1. **Call to order**
   1. 5:53 pm
2. **Verification of quorum**
   1. Present Board Members: Don McCord, Steve Lay (via phone), Nick Antuna, Jonathan Rosman, Dennis Havlik at 5:58p
   2. Manager: Jeff Lineback
   3. Guest: John McDade (taking notes), Simon Williams O202, Polly Hedges M202
3. **Owner Presentation**
   1. None at this time.
4. **Meeting minutes**
   1. Reading for approval of 6/19/17 meeting minutes written by Rich. **MOTION:** Don makes a motion to approve as written. Nick seconds. All in favor. MOTION PASSES
5. **Financial Review**
   1. Current Budget:  
      Expecting to finish under budget. Next significant repair expense will be siding in 5 years. Timing should coincide with painting and shouldn’t need any maintenance for years once completed. Sprinkler system proposal will provide cost expectations to update irrigation system.
   2. 2017 – 2018 Budget:  
      Water and trash costs are creeping up.
   3. A/R:  
      Tate R101 is behind and is selling unit at which time all debts to HOA will be settled.
6. **Managers Report**
   1. Completed and upcoming projects:  
      All projects intended on being completed this summer are done. Comcast did a great job installing and hiding all new cables, HOA management was on property insuring installation met expectation. Upcoming projects include sprinkler system assessment is in the works.
7. **Old business**
   1. Rules and Regulations Proposed update:  
      Two additions to rules and regulations document: First concerning booting “Any charges related to towing, booting or management of a vehicle may be billed back to the owners account at the board’s discretion” Second concerning roof access “Roof access at Sunridge must be per the roof access policy. Anyone; owner, resident, visitor, and or contractor not following policy will be responsible for damage to roof.” **MOTION:** Nick makes a motion to allow the two changes to be done, Don seconds. All in favor. MOTION PASSES.
   2. Comcast agreement:  
      Check received. New lines, installed and painted.
   3. Recycling shed for west parking lot:  
      Will not pursue at this time:
   4. Booting:  
      Steve reviewing new contract intending to be completed by the end of the week. Booting starting again this weekend.
   5. Parking lot reseal:  
      Completed.
   6. Owner upgrades:  
      Form completed and available from manager.
   7. Other:
8. **New Business**
   1. Sprinkler System:  
      Report sent out 9/14/17 to all board members.
   2. Fall Inspection:  
      All units, flues and decks will be inspected. Cleaning all dryer vents. Wood burning fire places are banned, manager recommends doing something to stop wood burning in fire places such as a cap at the top of the flue. Inspection will be focusing on lattice on decks after October, new lattice is already brown painted plastic. Pressure washing had to be stopped because of condensation building up in fire alarm boxes.
   3. Fall party:  
      Resident appreciation party in Early October. Budget for $1,000 for the event.
   4. Other
9. **Next Meeting**
   1. Annual Meeting, December 2, 2017 at 5:30pm in the Avon Council Chambers. Steve is up for re-election and Rich has sold his unit. Steve is intending on staying on. Room for two more board members to join.
   2. M201 is contesting a booting violation. Discussion on whether or not to charge this boot. During the parking lot service, multiple others were booted and paid for the same offense. **MOTION:** Jonathan makes a motion for the board to charge the owner for the booting, Don seconds. Don Johnathan, Steven, Dennis for; Nick against. MOTION PASSES.
10. **Adjourn**
    1. **MOTION:** Jonathan makes a motion to adjourn. Don seconds. All in favor. MOTION PASSES.
    2. 7:08 PM