

Sunridge at Avon II
Board of Directors Meeting
Online Meeting via Zoom
September 18, 2024
5:30 pm

1. Call to Order at 5:35 pm
2. Roll Call - Verification of quorum - Quorum established with Drew, Mike, Aaron, Aisha, and Jonathan in attendance along with: 9 Owners present, and Property Manager (Steve). Phil joined later.
3. Minutes Approval - Drew announced that the previous meeting minutes (3/27/24 and 6/12/24) had been approved and were posted on the website. Drew asked Steve to take minutes for this meeting.
4. Old Business - A) Drew mentioned that the Board had voted to move from receiving financial statements from the Accounting office on a semi-annual basis to a quarterly basis. Drew also shared on-screen and reviewed the 3rd quarter P&L. B) Drew and Steve provided an update on the exterior Front door, Windows, and Sliders color compliant project, Steve mentioned that in the next couple of days JR Master Painting will be signing the independent contractor agreement for the project and provide current proof of insurance, and may be starting the project as early as this Friday, Management will coordinate with Owners and/or Tenants for scheduling and access to Units. C) Steve reviewed water issues including various water leak scenarios, and backups, and the benefits of jetting main drain lines. D) Drew and Steve provided a brief explanation and update on the current status of the HOA's lawsuit against Guard insurance for its mishandling of the claim for the fire of April 11, 2021. Aaron shared his thoughts regarding developing a looking-forward separate compensation agreement for Steve for his time and expenses as it relates to this litigation process, Drew assured that legal representation coverage extended to Steve in this matter and asked that Steve keep track of his hours and expenses. E) Drew and Steve briefly reviewed the Vail-Valley-wide Prairie dog issue and Steve shared that Sunridge had hired a new company about 6 weeks ago to specifically address this issue on the property.
5. Property Management updates - Some topics were addressed above (in Old Business), in addition Steve touched on: A) The brick paver retaining wall in front of K-Building was straightened. B) The property grounds sprinkler system was able to be turned off a little early this year due to several late season rains thus saving on some water costs. C) That the annual tests of the fire-panels, and all back-flow preventors had all been performed and that all had passed.
6. New Business - Drew and Steve reviewed that by law the Town of Avon now requires that all Residents (and HOAs) within Town limits must provide for and engage in Recycling, and that the Recycling Education event held for Residents at Sunridge in August with the Town was a success and that the Town was very pleased with the efforts that Sunridge engaged in to make that event possible. Drew, Phil, Mike, Aaron and Steve discussed the Board's interest and some of the process involved in the future consideration of updating the Association's Declaration of Condominium document in an effort to bring it up to date in various areas including but not limited to current laws, insurance considerations, etc. A) Mike, Drew, and Steve reviewed the proposed 2024-2025 Annual Budget which includes a monthly dues raise and addresses annual operating and maintenance cost increases in various areas including management, water, insurance, parking lot maintenance, main drain line jetting, an increase for reserves, etc., Drew, Aaron, and Steve further clarified that annual main drain line cleaning would be an enhanced preventative maintenance program. B) Mike, Drew, and Phil reviewed that if the entire property were to be painted next year it would require a special assessment, Drew and Steve reviewed possible future large projects including painting, parking lot sealing and striping, building foundation perimeter maintenance and enhancement, brick pavers in the parking lot going forward, Motion: (Phil/Mike) to approve the 2024-2025 budget including the dues increasing (effective 11/1/24) to \$390.00 per month for 2-bedroom Units and to \$567.23 per month for 3-bedroom Units; Vote: approved unanimously. Motion: (Drew/Aisha) to schedule the Special Meeting of the Owners for ratification of the 2024-2025 Budget for October 9, 2024; Vote: approved unanimously. C) Drew mentioned that Steve is looking into management software programs in order to transition HOA records into a digital format. D) Fall work, Drew and Phil reviewed certain upcoming Fall projects including likely holding off on painting one entire building, but definitely removing the very large tree behind E-building, looking at doing general touch-up of buildings as time and the weather permits, and also continuing to move forward with designing new signage for the trash enclosures. E) With the highest priority being on current and future budget and projects analysis the newsletter is on hold. F) There was no homeowner input. Drew briefly reviewed getting the notification out for the budget ratification meeting on October 9, 2024, still analyzing a future revision of the Declaration of Condominium, and discussing the proposal of a special assessment for painting the entire property, during the Annual Meeting.
7. Next Meeting - A) November 6, 2024 at 5:30 PM via Zoom
8. Adjournment - @ 7:26PM