

Sunridge at Avon II

Board of Directors Meeting

Town of Avon Mobility Building, Avon CO

December 1st, 2018 5:30 PM

Approved

1. **Roll Call**

1.1. Owners present sign-in

a)12 owners present

b)21 proxies

1.2. Inspection and Verification **QUORUM REQUIREMENTS FULLFILLED.**

2. **Verification of quorum**

2.1. Present Board Members: Steve Lay (via phone), Simon, Eugene,

Jonathan

2.2. Manager: Jeff Lineback

2.3. Guest: John McDade (taking minutes)

2.4. Owners: 12 owners at start of meeting. (*more joined after meeting started)

3. **Owner Presentation** 3.1. None at this time.

4. **Reading of Minutes from 2017 Annual Meeting** 4.1. Reading for approval of 12-02-2017 annual meeting minutes.

MOTION: William Davis O-304 makes a motion to approve as written, John Staple K-204 seconds, All in favor. **MOTION PASSES.**

5. **Introduction of Board Members and Report of Officers**

5.1. Simon, Eugene, and Steve introduce them-selves.

6. **President's Report**

6.1. Very good year. Through diligent hard work by HOA manager and HOA

Board, multiple HOA expenses were lowered without losing services.

a) Insurance for HOAs has become harder to find in the last few years.

A new contact has been found with acceptable insurance terms and

an overall savings.

b) New waste management contract is 20% less expensive, approximately \$7,000 in savings, with the same service.

7. **Unfinished Business**

7.1. Irrigation: This irrigation season was a success. Options are available

to reduce water consumption which will reduce watering costs. Goal is to minimize irrigation water consumption without risking look of property. No urgency at this time to replace system. Estimate to install a new irrigation system is roughly \$300,000 without removing what is currently in the ground.

7.2. Garages: Mixed results from survey. Some owners were in favor of pursuing garages, but many were not in favor. Many owners didn't want to pursue garages unless it was possible to build one for all units. Liftview rewrote their governing documents allowing them to build garages, Sunridge's declarations don't allow garages. Changing declarations requires attorneys, judge sign off, 2/3 owners vote, etc.

7.3. Parking enforcement

a) Parking wasn't overwhelmed by BC charging for parking. New parking

system has helped. Last winter parking supervision found 3 violations all season, already this season 3 violations. Many locals, like ski instructors, abuse parking. Monitoring has become more random. Balance between strict and not inconveniencing owners is critical. Manager urges the use of guest passes, especially when guest is staying overnight.

b) Permit-less parking management system has become top choice replacement for parking management. Instead of having permit in windshield, permit-less system uses license plate numbers to manage vehicles. Cost is comparable without the management of physical parking passes. Automatic license plate reader is expensive.

7.4. Waste Removal

a) Concerns of dumpster area is being abused by non-residents dumping

refrigerators, TVs, and other large items which raises the the HOA's waste costs an additional \$3-4k / year. Discussion of camera systems. Discussion of automatic gate system. Discussion of re configuring trash areas. Discussion of how recycling is being contaminated.

7.5. Roofs: In really good shape. 16-18 years old of a 50 year roof.

7.6. Siding: Siding needs to be repainted or replaced. A solution will need

to be considered in the next two years. Current siding needs painting every 5-9 years. Other options such as Hardy Board or Vinyl Siding greatly extend time in between painting. Replacing siding is more expensive than painting, but not much

more. Opportunity to check insulation on exterior walls may be valuable; similar aged complex found 30% savings in heating.

8. **New Business**

8.1. Siding: Ongoing project; start process of getting bids for replacement. 8.2. Parking permits: Permit-less system.

8.3. Landscaping: Improving perimeters.

9. **Appointment of inspectors to examine the ballets when cast**

9.1. Don resigned from board. Don volunteers to be ballet counter. Jonathan seconds. All in favor.

10. **Election of members of the Board of Directors**

10.1. Multiple owners would like to join the board. Each prospective

board member introduce them selves:

a) Mike Valigore D-201 since 2010 has been attending board meetings

for several years.

b) Polly Hedges M-202 for a year and a half. Retired art teacher and

interested property architecture.

c) Walkeem Padilla N-203. Lives in Denver. Sat on other boards. Lawyer

with experience representing HOAs.

d) John Cummins J-303, does not live in the unit, isn't present.

10.2. Winner is John Cummins considering the proxies held by Steve lay; 21 votes by proxies. Another position will open in January.

11. **Open forum**

11.1. Concern presented where sidewalk being covered with snow

when street is plowed. Discussion of concern.

11.2. Discussion of how to minimize street noise and raise curb appeal

of complex by installing landscaping along highway 6 and West Beaver

Creek blvd. Discussion of issue.

11.3. Discussion of changing declarations. Discussion of scope of work

to change

12. **Adjourn**

12.1. **MOTION: John Staple moves to adjourn, William Davis**

seconds, all in favor, MOTION PASSES.

12.2. 7:25 PM