Sunridge at Avon II

Board of Directors Meeting

Town of Avon Council Camber, Avon CO

December 2nd, 2017 5:30 PM

UNAPPROVED

1. **Call to Order**
	1. 5:30 PM
2. **Verification of Quorum**
	1. Present Board Members: Don McCord, Steve Lay (on phone), Nick Antuna, Jonathan Rosman, Dennis Havlik
	2. Manager: Jeff Lineback
	3. Owners: 15 owners present, 17 by proxy
3. **Meeting Minutes**
	1. Reading for approval from 2016 Annual Meeting minutes. **MOTION: Andrea Running O304 makes a motion to approve as written, Nick Antona seconds, all in favor. MOTION PASSES.**
4. **Introduction of Board Members and Report of Officers**
	1. Board introduces themselves to owners.
5. **President's Report**
	1. Rich barns resigned after selling his unit. Comcast project complete. Resurfaced parking lot, expecting 3-4 years until needed again. On budget. No special assessment or dues increase projects at this time. Over $265,000 in the bank.
	2. Financial reports are available online and from manager upon request. Finished year under budget. No significant changes for 2018 budget.
	3. Accounts receivable report has nothing unusual or outstanding. AR report looks great, only 5 minor issues.
6. **Unfinished Business**
	1. Landscaping around the backside from K to the O building have been started with new spruce trees between L and M. Some bushes and hedges will define the boundary near the bike path. Project will continue in the spring.
	2. Parking passes are working and are built into budget. Communication with residents is much easier now.
7. **New Business**
	1. Irrigation: Small repairs such as broken valves have been completed. Pressure is getting lower possibly due to tree roots. New landscaping company has been successful at maintaining the system, but soon the system may need to be replaced which may exceed $300k. The HOA needs to be prepared for limitations on irrigation water in a drought years. Discussion of tree concerns near Agave.
	2. Parking: Parking enforcement is working. Locals and employees are abusers. Visitors they must display visitor pass.
	3. Waste collection: Options for waste removal need to be reviewed to find more efficient, cost effective solution. Discussion of security cameras.
	4. Garages: Challenges for garages are parking, deciding who can get one, and funding initial research. Owners present are interested in pursuing covered parking and garage options.
	5. Roof: Roof is over 16 years into it’s 50 year expected lifespan. New roof policy enacted is to protect the roof. Due to how easily the roof can be damaged, contractors are required to be trained on how to cross the roof and must have permission from HOA.
8. **Election of Member of the Board of Directors**
	1. Three seats available on the board, Steve up for reelection and two board members resigned. Steve would like to continue and Simon and Eugene would like to join. **MOTION: John moves to reelect Steve and new members to the board, Don seconds, all in favor. MOTION PASSES.**
9. **Open Forum**
	1. Flooring concerns: Unit with upstairs neighbors who have hardwood floors are experiencing significant noise. Governing documents don’t mandate sound proofing on floors. City rules require a certain fire rating but nothing for noise. Any changes to governing documents will “grandfather” prior work completed. Most newer flooring has some level sound proofing.
	2. Annual safety inspection: The inspection checklist includes: confirming presence of a working smoke detector and fire extinguisher; confirming potential water damage areas are dry such as under sinks, the hot water heater area, and any other exposed plumbing; inspects flue (bi-annually.) This is a great opportunity for owners/residents to ask questions and for manager to collect keys. Nonecompliant units that require follow up visits are consuming time and HOA isn’t being reimbursed.
	3. Dryer vents are cleaned every other year or as necessary. All cleaned Sept or Oct. Owners experiencing degraded dryer performance should contact property manager.
	4. Siding/painting: Siding is being be replaced as needed. Painting is needed every 7 – 12 years depending exposure to elements. A capital reserve plan is recommended to budget for replacement.
10. **Adjourn**
	1. **MOTION: Nick makes a motion to adjourn. Jonathan seconds. All in favor. MOTION PASSES..**
	2. 6:45 PM