

## **Sunridge at Avon Phase 2 Homeowner's Meeting**

**Avon Town council chambers, December 5, 2015**

**Attendance:** In person-11, Proxy-25

### **Minutes of 2014 homeowner's meeting approved**

**Financials:** January 1<sup>st</sup> assessment increase is explained as covering the cost of water and sewer. This raise in cost is due to an increase by the utility and not by increased water usage.

The financial health of the association is insured by the support, by paying their assessments on time, of all the homeowners. We have at this time only 5 of 198 units who are behind in their payments and all of those units are on payment plans.

**Old Business:** The sewer cleaning program is continuing.

Dogs are still a problem. The association is installing security cameras to monitor the common areas.

### **New business:**

Window replacement: Anyone wanting to replace windows should contact Jeff to information on approved windows.

Parking Passes: Anyone who needs to replace a parking pass will be charged a \$100 fee.

Decks and Patios: Homeowners are not allowed to hang bikes from the decks above their deck or patio.

Insurance: The board is recommending that every homeowner adds **Water and Sewer** coverage to their individual homeowner's insurance policy. We also recommend that homeowners increase their **Loss Assessment** insurance from \$1000 to \$10,000. Homeowner's may need these coverages to cover gaps between the association's policy and individual homeowner policies.

Dog owners and possibly landlords who rent to dog owners should also review their liability insurance. Dog bites can be very expensive. The insurance institute has published that the second largest category of liability claims on private property are from dog bites.

**Election of Board:** Ryan Mahoney was nominated to serve on the Board and was elected unanimously.

**Adjourn Meeting:** 7:00 PM