SUNRIDGE AT AVON 2

Homeowner Association Annual Meeting Minutes

Saturday, December 7th, 2019

5:30 PM

# 5:15-5:45 HOA Attorney David Firman led a discussion regarding board member responsibilities, insurance recommendation and a general Q & A.

# Roll Call @ 5:45 pm

* Owners present-14
* Inspection and Verification of Proxies 24 (22-President, 2-Mike Valigore)

1. Quorum established (need a minimum of 25 present/proxies)
2. 2018 Annual Meeting-unanimously approved with no changes (Eugene/Mike)
3. Report of Officers-

Treasurer:

2019/2020 budget deemed approved; 2018/19 budget saw us absorb $8k in tree

Removals, 7k in deck repairs and 5k in extra landscaping.

A/R: no units in collections with only two units over 60 days, both of which are being addressed through collection procedure, which is listed on the website.

1. President’s Report -there will be a small due’s increase to cover the costs increases for most contractors, many of which had not asked for an increase in over 7 years. This will start January 1 and will be around $8 per month for a two-bedroom unit.
2. Unfinished Business
3. Declaration Update-Mike Valigore has been reviewing and met with attorney to discuss and will put on the agenda at the next board meeting. 11 owners present are in favor of updating/amending the declarations.
4. Waste Removal- we switched over to Vail Valley Waste over the past year and service has been great. We have no contractual obligations.
5. Irrigation-system held up great this year but will use Merritt Services for repairs next year to get more consistent coverage
6. Parking Permits-switched to Simply Permits in October and changeover has gone very well. Over 90% if the units had no issues and we have worked through all those that have.
7. New Business
8. Inline Drain Strainer-we will experiment with new device that installs under disposal and will capture any debris before the common line. Could seriously minimize common line backups. Will test in most backup areas over the next few months. Cost is $70 plus install, which can be done in 30 minutes.
9. Siding-HOA will need to address siding and/or painting all buildings within the next two years. We have had several bids for different options and new board will make this top priority.
10. Landscaping-owners would like a landscaping sub-committee and board will address at next meeting
11. Appointment of inspectors to examine the ballets when cast-no election was required
12. Election of members of the Board of Directors-Jonathan will stay on for another 3-year term and no other owners present were interested in joining.
13. Open Forum-owners would like the board to add one more additional recycling pickup per week. Board will discuss at next meeting.
14. Next Annual Date-owners unanimously voted to move next year’s annual meeting to Saturday, September 13th and 5:30 pm. (Rebecca Hollister/Tatiana Powell)
15. Adjournment @ 7:36 pm