

SUNRIDGE AT AVON II
Homeowner Association Annual Meeting
Saturday, December 17, 2022 at 5:30 PM
At the Avon Town Council Chambers at 100 Mikaela Way, Avon, CO 81620 and via Zoom Call-In

MINUTES

1. Roll Call
Owners present - 29
Inspection and Verification of Proxies -17 on hand
2. Quorum established with 46 total owners - Call to Order at 5:38 PM
3. Minutes from 2020 Annual Meeting - approved with no changes
4. Introduction of Board Members - Jonathan Rosman, Phil Foster, Mike Valigore, Eugene Cojocari and Steve Lay present.
5. President's Report - Steve Lay reviewed the projects accomplished between 2021 and 2022 including: 12 of the 17 Units affected by the fire have been restored and reoccupied, the new fire alarm panels, pull-stations, horn-strobes, and cell communications systems, patching, re-sealing, and re-striping of the parking lots, removal of all hazardous and dead/dying trees and tree pruning, new tree planting at HWY 6 and West Beaver Creek Blvd., on-going installation kitchen sink p-trap strainers - 68% completed, jetting of all (72) ground-floor-Units' kitchen lines, and the building main drain lines - 90% completed. So far the results from the Jetting seem to be outstanding, including the physical condition of the main drain lines.
6. Unfinished Business - With the Loss Assessment funds raised from the owners, the restoration of the 5 remaining units in G-Building will continue. The Association and its Bad Faith Attorney will also continue to work with the Association's insurance company in an effort to have them ultimately pay for the full actual costs of the claim. Should an acceptable settlement not be reached, the Association will likely pursue all remedies available against the insurance company up to and including legal action if necessary. The jetting and kitchen sink p-trap strainer projects will continue until completed.
7. New Business - A proposed monthly dues increase effective March 1, 2023 of \$20.00 per month for 2-Bedroom Units and \$29.09 for 3-Bedroom Units; to address the rising costs for year-round property maintenance, repairs, insurance costs etc. No (other) significant projects are being planned at this time, as the focus for 2023 is finishing the fire restoration.
8. Election of members of the Board of Directors - 4 seats available. Jonathan Rosman and Mike Valigore wished to be re-elected for another term. Owners Aaron Smalls and Aisha Niehaus expressed a desire to join the Board. With no others in contention, motion to elect all four (Jonathan, Mike, Aaron, and Aisha) by Phil/Mike; all were unanimously elected.
9. Adjournment (Phil/Craig Bruntz) at 8:30 PM