

Sunridge at Avon II

Regular Board Meeting

Online Meeting via Zoom, hosted by Mike Valigore

October 29, 2025, 5:30 PM

- Meeting called to order at 5:32 pm
- Roll call, verification of quorum: Board members: Aaron, Aisha, Drew, Eugene, Jonathan, Mike, Phil, and Property Manager Steve

Quick recap

The board meeting primarily focused on addressing critical plumbing issues in the buildings, including discussions about repair methods, costs, and the need for regular maintenance inspections. The board also reviewed various administrative matters, including approving the meeting minutes, the FY26 budget, property management updates, and Steve announced his resignation. The conversation ended with discussions about ongoing painting and siding projects, safety concerns, and the process for selecting a new property manager to replace Steve.

Summary

Plumbing Repairs and Management Update

The board meeting focused on discussing plumbing issues in the buildings, particularly regarding failing cast-iron pipes. Adam from PSI explained the process of spray lining pipes as a method to extend their lifespan, detailing how it works and its benefits compared to other repair methods. The board discussed the cost implications and potential disruption to residents when repairs are needed. They also addressed the need for regular maintenance and monitoring of pipes to prevent major failures. The conversation ended with an update that Steve, the property manager, had submitted his resignation, though he would remain available to help with the transition to a new manager.

HOA Board Meeting Updates

The board discussed meeting minutes and agreed to review AI-generated summaries from Zoom recordings, with Drew committing to re-forward the August and October minutes for feedback. They unanimously approved the special meeting minutes from the 2025-2026 HOA budget. The board also noted Steve's resignation and discussed several items to address in the winter, including updating the declarations and bylaws, forming a parking lot committee, and replacing signage. Insurance renewal was completed successfully, with no significant changes requested and a savings of approximately \$34,000.

Plumbing Inspection Plan Review

The board discussed plumbing issues in the lower units, with Drew reporting that, although jetting and camera inspections were budgeted at \$38,000 annually, only about 10 units had been inspected this summer. Phil noted that 68 lower units need inspection, and the board agreed that

all units should be checked by next April. Aaron raised concerns about the timing of the issue's discovery, suggesting they should have been addressed years ago. At the same time, Eugene explained that pipe failures can occur decades after installation due to factors such as structural settlement. The board also briefly touched on property management contract updates and a block party that was tabled.

Building Plumbing Issues Addressed

The board discussed ongoing plumbing issues in the building, with Drew proposing to obtain bids from plumbers Golden Eagle and PSI for jetting, camera work, and recording footage of water lines in all bottom-floor units. Sunridge suggested proactively addressing these issues as budget and time allow, while Aaron expressed frustration that the property manager should have informed the board about pipe failures two years ago. The board agreed to move forward with addressing current issues, with Drew emphasizing the need to focus on present solutions rather than past problems.

Plumbing, Pest Control, and Landscaping

The board discussed plumbing jetting and camera inspection procedures, agreeing to request bids from PSI and Golden Eagle to inspect all 68 lower units over the past year, and passed a motion to proceed regardless of which company is chosen. They addressed a recent bed bug infestation in Building Q, which was traced to construction contractor tenants in one unit, with the pest control company reporting successful treatment and containment to a single unit. The board also noted that two trees had been planted as part of the Holy Cross and Boring Project, while spring landscaping work was postponed.

Board Policies and Infrastructure Updates

The board discussed planting two cherry trees near the K building, with Drew expressing a preference for placing them closer to the bike path. We can reassess the current placement in the spring. The reason they were planted near the parking lot was that deep utilities crossed through that area. They reviewed safety inspections, board meeting walkthroughs, and speed bump installations, noting that spikes cannot be used because of irrigation lines beneath the parking lot. The board approved a new collections policy that aligns with Colorado law, allowing owners more time to sell their units before foreclosure proceedings begin. They also discussed virtual meeting policies, noting that if there is a contested vote for board positions, they may need to switch to private ballot voting, which could be handled either by Furman's company or the accounting team.

Virtual Meeting Policy and Painting Update

The board discussed and unanimously approved a new virtual meeting policy. They also addressed Maureen's request for cameras after a vehicle ding incident, with Drew explaining that while live cameras would be costly and potentially increase liability, fake cameras were not recommended due to maintenance issues. The painting project update revealed that Buildings K and L had been painted, with Buildings M, N, and O in progress, with the team working to complete the project before winter.

Siding Project and Staffing Updates

The board discussed ongoing painting and siding projects, with Phil reporting that an additional 13,000 linear feet of siding would be needed due to more extensive removal than expected on buildings K through O. They reviewed cost estimates, with the Hardy board siding project coming in at \$5.344 million compared to the current \$1.3 million, though Phil noted the new siding would last 40+ years. Phil motioned to continue replacing the siding; Drew seconded, and the motion passed unanimously.

The board also addressed concerns about building lettering visibility, with Eugene raising safety concerns about contrast requirements, prompting Drew to commit to consulting with the new Eagle River Fire Protection District Fire Marshal about the exact requirements. Finally, Drew announced that Steve, the current property manager, would be stepping down as property manager and that we would need to find either an interim or long-term replacement by November 28th, with Jeff Leinbach and a Slifer representative as potential candidates.

Property Manager Candidate Interviews

The board discussed property management options, with a focus on Jeff and Karen as potential candidates. They agreed to interview both candidates next Wednesday, with meetings scheduled at 5:30 and 6:00 PM. The board decided to keep the current vendors, George and Ricardo, for now, but will evaluate their roles once a new property manager is hired. They also discussed the need to communicate Steve's resignation to the community but agreed to wait until after hiring a new manager to make that announcement.

The meeting adjourned at 6:45