

**Sunridge2 Condominiums Association  
Meeting of the Board of Directors  
January 7, 2026**

**Minutes**

The Meeting of the Board of Directors of the Sunridge2 Condominiums Association (hereinafter the “Sunridge”) was held at 5:30pm, Wednesday, January 7, 2026, via Zoom Conferencing from the office of Slifer Management Company (hereinafter “SMC”).

**Attendance**                    The following Directors were present and acting:

- Drew Dodd
- Eugene Cojocari
- Manuel Rabelo
- Jonathan Rosman
- Aisha Niehaus
- Michael Valigore
- Phil Foster

Also in attendance:

- Karen Parra - Slifer Management Company

**Call to Order**                    Drew Dodd, noting a quorum was present, called the Board Meeting of the Sunridge Condominiums to order at 5:32 pm.

**Description/ Discussion  
Of Encroachments**            The board meeting began with introductions for Manuel, who is new to the board, and included details about each member's background and current roles. The minutes from several meetings were discussed and reviewed,

Upon a motion duly made and seconded it was:

**Resolved** to approve the minutes from the following meetings: 10.29.25 Board Meeting, 11.5.25 Board Meeting, and the 11.12.25 Board Meeting

Manuel abstained from voting on the minutes as he was not present for those meetings.

The board then moved on to discuss the officer positions, with Manuel elected as treasurer, Phil as vice president, Drew as president, and management to fill the role of the secretary by completing the minutes. The board discussed the annual meeting, which they felt went well despite some contentious discussions, and agreed to have the attorney and his team present for future legal discussions. They also noted that the attorney’s assistant’s presence throughout the entire meeting was beneficial. The board decided to schedule their next quarterly meetings: 4/15/26, 7/15/26, & 9/2/26.

---

## Sunridge2 Condominiums Assn. Record of Proceedings

---

The board discussed improving meeting management, agreeing to implement a 3-minute time limit for member comments and use of a timer during future meetings. Karen will assist with managing meetings and handling public comments, with the board deciding to move towards using her services instead of the current Zoom account. The board also discussed updating condo declarations and bylaws, with the attorney and team estimating being engaged for approximately \$7,500 to begin the work.

The board continued the discussion for updating the condo declarations, which were last updated in 1980. They agreed to engage Altitude law firm to review and redline the existing documents, with Karen explaining that the attorneys would identify outdated or non-compliant items. The board decided to proceed with the attorney-led process rather than conducting an internal review first, with Jonathan and others noting that this would save time and effort. The discussion concluded with Eugene suggesting that the board should provide initial ideas for declaration updates, though Drew indicated he preferred to see the attorneys' recommendations first before adding specific requests.

The board then discussed updating property signage, with Eugene confirming new booting signs would comply with town regulations and take approximately 5 days to print at \$18 per sign. Karen will have crew replace a short post with a taller one to meet new corridor rule requirements.

The board discussed signage improvements, including replacing unstable posts with concrete-embedded ones and updating unit numbers with modern, durable, and easily installable signage. They also addressed maintenance of interior corridor lights, noting that while these lights attract bugs, they provide necessary safety illumination. Finally, the board considered implementing a rule requiring proper screens on all unit windows and doors, with Karen tasked to seek legal advice on this matter.

The board discussed several property maintenance issues, including damaged tiles caused by siding work and problematic downspouts that need replacement. Karen reported that she is working with George and Ricardo to address maintenance concerns. The board agreed to proceed with downspout repairs, with the cost to be deducted from Carlos's upcoming spring work. They also discussed designating a specific area for long-term motorcycle storage to address parking concerns.

The board continued with the discussion about motorcycle parking, agreeing to allow them in special permit areas for long-term storage during winter months to prevent snow plowing issues, while allowing regular parking during summer.

Karen reported that her first month as property manager had been successful with manageable call volume, primarily from owners seeking assistance rather than complaints. The board also addressed a former problematic tenant, with Sunridge requesting a no-trespass notice be issued if he returns.

The board then discussed ongoing maintenance projects and record requests. Karen, in her new role, is working to improve project management and

---

## Sunridge2 Condominiums Assn. Record of Proceedings

---

communication with maintenance staff. The board addressed issues with window painting, speed bumps, and lighting upgrades. The painting project was reviewed, with plans to address trim and siding work in the coming months.

The board discussed the upcoming first quarter financials, which will be released by the 20th and posted to the website, with a newsletter to follow in early February. They reviewed the painting project, with Manuel suggesting a final walkthrough before making the final payment and emphasizing the importance of lien waivers. The board also addressed concerns about contractor rates and vendor payments. They agreed to update the reserve study after the recent siding work, and planned upcoming meetings

The board scheduled several upcoming meetings: April 15th, July 15th, and September 2nd. They discussed the annual meeting set for November 18<sup>th</sup>. The board also addressed email setup for board members, with Karen confirming that personal emails would not be shared and offering to help configure the HOA email forwarding as needed.

### **Adjournment**

There being no other business to discuss, the meeting was adjourned at 7:41pm.

Respectfully Submitted,  
Karen Parra  
Slifer Management Company