

Sunridge at Avon Phase 2 Board Meeting

April 10, 2017 Avon municipal building, 5:30 PM

Attendance: Nick Antuna, Rich Barnes, Steve Lay, Jonathan Rosman, Don McCord, Manager Jeff Lineback, and homeowners Mike Valigore, Kelly Hatch unit D 201, Indre Biskis F 304.

Approved minutes of last Board Meeting.

Homeowner Presentations:

Owner of F304 complains of Dog problems. She suggests 1. Pet registration, Homeowner Participation, and encouraging neighborhood watch.

Motion: Board will authorize the expenditure for legal fees to have the lawyer recommend and write a policy for Dog Fees not Fines in the amount of \$150. Motion passes unanimously.

Owners of D 201 inquire about what is needed for board approval concerning internal remodel.

Motion: Board authorizes Jeff to contact the lawyer to formulate an agreement between the Association and individual homeowners. The agreement will cover who is responsible for the cost of insurance liability, structural issues, contractor requirements, fire dept. or Town of Avon requirements, and legal costs and any other issues the lawyer may recommend. Motion passes unanimously.

Remodel discussion about units who have already remodeled without notifying the Association.

Motion: The Board authorizes the cost of having the lawyer write a disclaimer letter that would be provided to prospective buyers of units concerning unapproved interior remodels. Motion passes unanimously.

Financial Review: We are staying close to budget. We have only one unit that has been turned over to lawyer for collection.

Trees: Board authorizes the expenditure of \$2000 for trees behind L-O buildings.

Parking: The new passes have been given out. Question about hiring security is tabled.

Parking lots to be sealed and striped next fall.

Discussion on Comcast Agreement.

Action: Jonathan will contact Comcast and arrange a meeting with Comcast representatives and other members of the Board.

Adjourn: 8:30 PM