**Sunridge Board Meeting**

**April 15,2013 5:30 PM**

**Avon Town Council Chambers**

**Attendance: Richard Barnes, Steve Lay, Jonathan Rosman, Dennis Havlik, Nick Antuna, Homeowner Maricela Pinela J-104, and property manager Jeff Lineback. Absent: Mark Luzar, Emily Bee**

**Homeowner Pinela requests permission to remodel J-104. Permission unanimously granted with one caveat. The Board will check with insurance man about gas lines to and use of gas range, and the homeowner understands she must obtain required building permits and inspections from TOA.**

**Minutes of last meeting approved.**

**Secretary’s report: Attorney advises board to include a statement to minutes concerning the cost of lawsuit filed against the association by homeowner Djana Kozar unit L-202. Board votes unanimously to include attached statement. See attached statement to minutes.**

**Manager’s Report:**

**Dogs: New trash cans, monitor common areas,**

**Fence: discussion to remove all or part of fence.**

**Plumbing: P-103 problem**

**Landscaping: continue with George**

**Custodial: After review we are going to continue with Rick.**

**Lights: stronger and broader lights in entry ways.**

**Dishes: Removal of unused dishes and wires**

**Roof inspection**

**Windows : Jeff is talking with contractor and home depot to bid windows and sliding glass doors.**

**Parking lot repairs: Jeff will evaluate and price sealing and/or repairing sections of parking lots.**

**Safety inspections of units to start.**

**Landscaping: New signs in entrances and use of whisky barrel flower pots.**

**Trash cans and cigarette depositories for entrances to buildings. Board approves for 2 buildings on an experimental basis.**

**Survey: Board approves a further survey called a plat survey.**

**Adjourn: 8:00 PM**

**Statement to minutes concerning Unit L-202 owned by Dijana Kozar.**

**The Association received in May of 2010 a letter from an Attorney, Beth Ayres, saying she represented Dijana Kozar and that Ms. Kozar had concerns about the Sunridge Property. After exchanging e-mails, Board members Havlik and Barnes met with Miss Ayres and Ms. Kozar on June 21st 2010 to discuss her concerns. The Board had no further contact with Ms. Kozar or Miss Ayres in this matter.**

**The property manager received a letter on July the 11th dated July 8, 2011 demanding payment for legal fees that Ms. Kozar had incurred the previous year totaling $2,502.50. The property manager notified the Board. The Board members were notified by telephone and agreed to put the request on the agenda for the next Board Meeting. The next day July 12, 2011 Ms. Kozar filed suit in the combined Eagle County Court alleging that the Association had not paid her for her attorney’s fees and she also claimed that the Association owed her for loss of rent. The total of Ms. Kozar’s suit was $6,150.50.**

**The Board members were polled by phone and unanimously agreed to hire an attorney, Miss Kirsten Canada of Garfield and Hecht, to defend the association in the lawsuit. Miss Canada on behalf of the Association pointed out to Ms. Kozar that according to the bill she sent the Association there were legal fees incurred for issues with a different HOA combined with the invoice. Miss Canada pointed out that a judge may rule the suit brought by Ms. Kozar to be frivolous and that Ms. Kozar then may have to pay all the legal fees incurred by the Association. Miss Canada, with guidance from the Board made the offer, if Ms. Kozar withdrew her claim and seek no further redress in this matter, the Board would write off the legal fees incurred by the Association.**

**Ms. Kozar withdrew her claim and lawsuit on July 25th 2011. The cost to the association was $1796.44**