

Sunridge at Avon II
Board of Directors Meeting
Avon Town Hall
April 22nd, 2019
5:30 pm

1. Call to Order at 5:39 pm
2. Verification of quorum- quorum established with Polly, Eugen, Simon present along with Jonathan, Mike and Steve online.
3. Owner Presentation
 - None at this time
4. Reading for approval of:
 - 1-22-19 meeting minutes approved (Eugene/Simon)
5. Financial Review
 - Current Budget-we are five months into current fiscal budget and about \$6k over budget, mostly due to tree removal in the fall. We should be able to recoup the overage by the end of September, barring any extra costs. There is still one more large tree to cut down. Jeff to send out details on board approved projects for 2018.
 - A/R-in great shape with A101 and R104 the only issues over 90 days. R104 is due to foreclose in June and A101 has a small balance that is being paid.
6. Manager's Report
 - Will be doing some landscaping improvements (adding trees and grass) in various locations this spring. Jeff will also be getting bids for future siding replacement and a new parking system.
7. Old Business
 - Sprinkler System- Jeff will hold off on turning sprinkler systems off to islands until the board can further evaluate.
8. New Business
 - Contracts: Firmin is working with Jeff to update all contractors with a new agreement that address's insurance companies concern.
 - Parking Permits-New permit less system will be more cost effective than current system on an annual basis, but with a steep upfront, one-time camera/software cost. Jeff to switch over to the new system this summer and will evaluate with the Booting company with camera recommendations by the end of the summer. We will be able to use the current system simultaneously to ensure a smooth transition.
 - Landscaping -Jeff will walk around with the board to determine Aus and other tree/bush locations for this summer. MOTION (Eugene/Polly): HOA to budget \$1000 this summer for landscaping improvements.
 - Declarations-board waiting to decide if an owner is still interested in forming a declaration committee. If not, board will not form committee and address declaration discussions at future meetings. Board has approved the formation of a Landscaping and Declaration committee.
 - Siding-Jeff has received one bid for a Hardy board replacement and will get another for a aluminum siding overlay. Board will discuss at June meeting.
 - Other-Jeff to follow up with Arrowhead Golf Course regarding cleaning their irrigation canal.
9. Next Meeting
 - June 24th 2019 5:30 pm
10. Adjournment: 8:08 pm (Simon/Steve)