

SUNRIDGE AT AVON II  
Homeowner Association Annual Meeting  
Wednesday, December 18, 2024 at 5:30 PM  
Online Meeting via Zoom

MINUTES  
(unapproved)

1. Roll Call  
Owners present - 20  
Inspection and Verification of Proxies - 14 on hand
2. Quorum established with 34 total Owners - Call to Order at 5:33 PM, with Drew, Mike, Aaron, Aisha, Phil, and Eugene in attendance along with Property Manager (Steve) and Assistant Property Manager (George).
3. Minutes from 2023 Annual Meeting - Motion to approve (Drew/Phil); unanimously approved with no changes
4. Report of Officers - Drew asked for someone to take minutes of the meeting, Steve volunteered.
5. President's Report - Drew reviewed: The results of the Spring walk-around, emphasizing asset protection including the future painting of all buildings and recently receiving bids from 3 contractors with a current average bid price of about \$600,000.00 (for the repair of some siding and painting). The future preventative maintenance of the building foundations/perimeters. Reminded everyone that unpermitted grills are not allowed including per the Association's Rules, the Town of Avon Law, and the Eagle River Fire Protection District. Mentioned the prairie dog challenges throughout the Valley and that the Association had recently hired a new company to assist with that issue. Touched on other miscellaneous items that are also being addressed including gutters, general maintenance, new dumpster enclosure signage. Reminded everyone that the storing of personal items on Common Elements is not allowed and that excessive storage of personal and/or unsightly items on the patios and balconies is also a violation of the Rules, and that Management would be increasing its enforcement of these matters. Mentioned that the Bad Faith Litigation against Guard insurance for mishandling the fire claim continues. Mentioned the necessary removal of 2 trees, the completion of painting certain Units' doors and windows that were not color compliant. Reviewed the Town's water main pipe break on West Beaver Creek Blvd. that occurred on November 9th, and all of the future repairs that would be handled at no cost to the Association. The Board will be looking at some landscaping options for this year including possibly planting some additional trees. An Owner asked if there were any options to reduce ice build-up in the parking lot. An Owner expressed the opinion that placing large river rocks near the buildings will trap moisture, and that Owners should also be careful about having flammable items on their decks, and that the HOA should look into banning smoking on the decks. Steve reviewed that banning smoking on the property (including inside the Units) would require a change in the Declaration of Condominium, while banning smoking on the patios and balconies (only) could be accomplished via a change in the Rules and Regulations, and that there are pros and cons to banning smoking on the patios and balconies, one of the cons being that it drives more smoke inside the Unit which can then cause more smoke to enter other Units. Eugene asked if the Association should look into banning all grills. Motion to do a future member poll regarding the banning of smoking and also possibly creating smoking areas on the property (Drew/Aaron); unanimously approved. Drew asked Steve to reach out to the HOA insurance agent to ask if banning smoking and/or propane grills could have any reducing effect on the cost of insurance.
6. Property Manager Report - Steve reviewed: That the new rodent removal company made good progress this Fall/Winter and will be ready to pick back up in the Spring. The 2 trees that were removed went well, the window and door painting project is completed, Litigation against Guard insurance continues, that regarding the foundation maintenance project there are no water intrusion reports anywhere on the property and that this project is forward looking and can be accomplished a few buildings at a time to break up expenditures. The Town's water main break driveway/entry repair completion may be slightly delayed (by about 4 days) due to Town permitting and any final logistics for pouring concrete. Drew and Steve reviewed that the property-wide dryer vent cleaning (performed this year) went very well with only 1 dryer vent needing repair at that time. Drew and Mike briefly touched on continuing to look at the future changing of the Declaration of Condominium also including specifically examining drywall-in vs. drywall-out responsibilities in case of fire.
7. Appointment of ballot/vote inspectors - Was not necessary in the moment, as no Board member seats are currently available (term-limited).
8. Election of Board Members - Drew reviewed that there are no current seats available but asked Eugene if he could make himself more available going forward and increase his overall participation in future meetings, Eugene mentioned that if someone would like to replace him he will resign, if not he will remain on the Board and try his best to increase his

participation. Drew asked if anyone in the meeting wanted to get on the Board; no one responded. Aaron raised the point that a Board member owning the Association contracted Booting company qualifies as a conflict, an Owner agreed with Aaron's point, and Aaron voiced the best practices of making sure that any conflict was always properly disclosed. An Owner mentioned concern over just learning that a Board seat had the possibility of becoming available and that if the membership had been notified of this earlier there could have been more opportunity for potentially interested candidates to involve themselves in the process, Aaron agreed and mentioned that always trying to facilitate as much member participation as possible was best. Drew briefly reviewed that the Booting company had been approved for use since 2006, under the then ownership of a previous Board member and that it had continued under Eugene's subsequent ownership. An Owner made a Motion to remove Eugene from the Board (the second was unintelligible): No Votes 23; Yes Votes were not voiced; Motion is not approved. An Owner commented that as an Owner for many years she has always considered Sunridge to be an example of a good running Association and that she is very grateful and would like to thank the Board and Management for the job they have done.

9. Unfinished Business - No comments
10. New Business - Eugene asked about planting trees in the future. Drew mentioned that planting more trees in 2025 is an on-going discussion item. Steve reviewed that trees are periodically removed and planted on the property and that the practice will continue in 2025. An Owner voiced her appreciation for all of the hard work that goes into all of the meetings every year and all of the consideration that goes into this large and diverse community and that constructive feedback and criticism is always best and works better for all who participate, and thanked the Board for all of their work this year, and mentioned that low participation can also be an indication that a lot of Owners are content with how things are going.
11. Next Annual Meeting - Motion to set the next Annual meeting for December 10, 2025 at 5:30pm (Drew/Lai); unanimously approved.
12. Adjournment (Lai/Mike) at 8:03 PM