

SUNRIDGE AT AVON II  
Homeowner Association Annual Meeting  
Saturday, January 27, 2024 at 5:30 PM  
At the Avon Town Council Chambers at 100 Mikaela Way, Avon, CO 81620 and via Zoom Call-In

MINUTES

1. Roll Call  
Owners present - 32  
Inspection and Verification of Proxies - 22 on hand
2. Quorum established with 54 total Owners - Call to Order at 5:36 PM
3. Minutes from 2022 Annual Meeting - approved with no changes
4. Report of Officers - Reviewed was; A) That the HOA had completed its fire restoration obligations, and that at this time the Board was not anticipating having to add to the Owners' June 27, 2022 Loss Assessment, also the temporary storage containers have been removed from the property. B) The Association has filed suit against Guard Insurance and is continuing to work with their Bad Faith Attorneys to move forward with this matter, and as a sidenote Liftview is facing similar lack of payment challenges with their insurance company regarding their fire. C) The Jetting of all of the 72 main drain lines has been very successful and all of the lines appear to be in good shape at this time and that performing this as preventative maintenance every 4-5 years could be very beneficial. D) After approximately 42 years and with the rare opportunity to inspect all three floors of the entire West G-Building structure/framing and foundation walls everything was in excellent shape with zero evidence of significant settling and zero evidence of moisture intrusion. E) Discussion about performing safety inspections in all Units later this year.
5. Presentation and Election of Board Members - 3 seats available. Phil Foster and Eugene Cojocari wished to be re-elected for another term. Steve Lay did not run for re-election, Owner Drew Dodd expressed a desire to join the Board. With no others in contention, all three (Eugene, Phil, and Drew) were elected.
6. Unfinished Business - A) There are approximately +/- 60 P-trap strainers left to be installed.
7. New Business - A) Discussion was held regarding a proposed monthly dues increase effective March 1, 2024, of at least \$30.38 per month for 2-Bedroom Units, to address the continued rising costs due to inflation for year-round property maintenance, repairs, insurance costs etc., as well as adding to the monthly funding of the HOA reserve account. All Members present unanimously agreed on a monthly dues increase of \$40.38 per month for 2-Bedroom Units and \$58.73 for 3-Bedroom Units; Motion to approve (Phil/Drew) All in favor: 54 (including all 7 Board Members) - All opposed: 0. B) A preventative and aesthetic maintenance project involving the base of the perimeters of all 18 buildings is being evaluated and may start this Summer/Fall. C) The periodic all-units dryer vent cleaning (from the exteriors) is scheduled to take place on this May 7, 8, 9, and 10. D) The Association has met with the Town of Avon regarding their Recycling Ordinance and will be working with them to help create awareness for all Owners/Residents on the property. E) Future Board meetings are currently scheduled for March 16th, June 15th, September 21st, and November 23rd, with the next Annual Meeting (2024) currently scheduled for December 7, 2024.
8. Owner Input - 1) An Owner commented on concerns about Residents smoking on their balconies. 2) An Owner commented on a vehicle that has not moved for some time after snowfall and seems abandoned.
9. Adjournment (Phil/Mike) at 8:08 PM
10. Organization Meeting

The Board immediately held an Organization Meeting; unanimously electing Drew as President, Phil as Vice-President, Aaron as Secretary, and Mike as Treasurer.