

Sunridge at Avon II
Board of Directors Meeting
Online Meeting via Zoom
June 12, 2024
5:30 pm

1. Call to Order at 5:32 pm
2. Roll Call - Verification of quorum - No quorum established with Drew, Mike, and Jonathan in attendance along with: 10 Owners present, and Property Manager (Steve). Aisha joined later.
3. Minutes Approval - Drew asked Steve to take minutes. Approval of any previous meeting minutes tabled for now.
4. Old Business - A) The May 8th Spring Board walk-around was conducted by Drew, Phil, and Steve. Drew discussed: the future of painting the buildings, building foundation/perimeter maintenance, unauthorized grills, ground squirrel remediation, gutter and downspout maintenance, and other general maintenance and improvement issues. Steve mentioned that both the ground squirrel issue, and the gutters and downspouts are currently being addressed property-wide. B) Drew and Steve reviewed the HOA Rule, Town of Avon Law, and ERFPD Fire Marshal definitions regarding unauthorized grills. The Owner of Unit B-204 had questions about clarity regarding Traeger grills. Drew mentioned that the current HOA rule stands for now. C) The HOA is continuing to proceed forward with its Litigation against its former master insurance carrier (Guard). D) The property-wide dryer vent cleaning project was very successful, only 2 Unit's lines needed some repair. E) Steve briefly reviewed: the water related issues on-property over the last couple of months including Unit events, and passing the HOA required annual inspections on all 9 domestic water back-flow preventers and all 4 irrigation back-flow preventers, also the ERWSD water rates in general, and their effective per-gallon rate increases year-over-year the last 3 years.
5. Property Management updates were addressed above in conjunction with Old Business.
6. New Business - A) Drew has been focusing on the highest-priority property items first, so the Newsletter will be produced as soon as it is practically possible. B) Drew reviewed a variety of issues related to the costs, and the pros and cons, of various possible approaches to both the regular on-going maintenance and also any complete repainting of the exteriors and interiors of all buildings. C) Drew and Phil have met with contractors to both assess and submit bids regarding the future maintaining and upgrading of the building perimeter/foundations. D) Drew reviewed the no-longer-produced red landscaping brick pavers, and asked about the repair of the pavers that are leaning forward along the north side of the K-building entryway, Steve mentioned it would be taken care of. Mike asked about a dead tree behind E-building, Steve mentioned that George is currently getting bids from at least 2 different Arborists to assess any trees and shrubs on the property that need to be addressed, and that sometimes it is the responsibility of another entity (e.g. The Town of Avon). An Owner expressed a desire to have the Landscaping company alert Owners prior to spraying of the grass areas around the buildings. E) Drew asked Steve to find out how much the Accounting Office would charge the HOA to change from semi-annual financial reporting to quarterly reporting. F) Drew and Steve touched on the generalities of issues regarding Unit occupancies while taking into consideration all current Federal and State Laws regarding residential occupancy. G) Drew will be organizing a Board budget planning meeting for later this summer. H) An Owner asked questions regarding noise and nuisance issues/complaints. Drew and Steve reviewed the basic procedures and protocols surrounding the HOA's authority, abilities, and participation in any such incidents. The Owner of Unit B-204 asked questions being on the Board and about attending Board meetings.
7. Next Meeting - A) September 18, 5:30 PM via Zoom
8. Adjournment - (Mike/Aisha) @ 7:39PM