Sunridge at Avon II

Board of Directors Meeting

Avon Town Hall

June 24th, 2019

5:30 pm

1. Call to Order@5:45 pm

2. Verification of quorum-established with Polly present, along with Mike and Steve on video conference.

3. Owner Presentation-None at this time

4. Reading for approval of:

4-22-19 meeting minutes approved

5. Financial Review

* Current Budget-very good shape, $10k under with summer projects to bring us close to even
* A/R-only one issue, r104, which is under contract
* Proposed 2019/2020 budget-to be sent out to all owners for approval. Board is proposing 3% dues increase to cover increases by most contractors.

6. Manager’s Report

* Filled in potholes this spring, planted 50 aus trees and getting bids for siding replacement.

7. Old Business

* Sprinkler System-will continue to monitor and keep islands on this summer.
* Contracts-maintenance and recycling, mgmt., snow removal and accounting increases.
* Parking Permits-will be starting new system by end of summer. Jeff to provide plenty of info to all units and owners.
* Landscaping-new trees behind K-O and behind Westgate plaza. Board has also authorized new, mature trees to fill in other areas.
* Declarations-Mike to review decs and anyone is invited to join in.
* Siding-Jeff to get two more bids by September meeting.

8. New Business

* Insurance-policy is up in October and board will discuss at September meeting.
* Fire Panels-all closets were insulated, and new heaters installed. Will monitor this winter to see if this address’ any issues we had this winter.
* Guest Parking-new system will accommodate guest parking designations and board will discuss at September meeting.
* Other-Polly expressed concern about notes being left on the doors and Jeff will make sure Ricardo is removing those within three days of being put up. George Merritt will also be treating all dog spots in the grass next week.

9. Next Meeting

* September 23rd. 2019 5:30 pm

10. Adjournment @7:16 pm