

## **Sunridge at Avon Board Meeting**

**June 3, 2013 Avon Town Council Chambers 5:30PM**

**Attendance:** Emily Bee, Nick Antuna, Steve Lay, Mark Luzar, Rich Barnes, Jeff Lineback

Homeowner: Chris Mahalik for Owner Nicole Galvin H-303

**Absent:** Dennis Havlik and Jonathan Rosman

### **Approve minutes of last meeting. Minutes approved**

Homeowner H-303 requests permission of the board to run gas line to the unit for kitchen appliances and permission to add two vents. Homeowner requests permission to install hardwood floors and will put in underliner.

Motion to give permission with the following caveats.

1. Association will check with lawyer about restrictive covenants
2. Possible necessity for blue prints.
3. To run gas line inside cabinets and not on visible side of building
4. Homeowner will pay cost of attorney fees.

### **Motion approved 4-0**

**Financial report:** No unusual expenses, plumbing costs looking better with the aggressive cleaning of the drains.

A/R

Vasquez and Archuleta continue to be a problem. Board agrees to allow Ms. Archuleta to pay only \$350./month until Sept. Action: Rich will look into both these units.

### **Managers Report:**

1. Lighting Problems in I and H will be addressed with Bob Shearon.
2. Dog Feces is better due to installation of trash cans and Rick's custodial work.
3. Plumbing back flow valve repairs
4. Irrigation, hire homeowner Green R-202
5. Jim Daley will address carpentry repairs on the property.
6. Power wash decks and hallways
7. Removal of all abandon satellite dishes.
8. Dryer vent cleaning

### **Old Business:**

1. Window and sliding glass doors moving forward for those homeowners who wish to pay for the replacement of their windows.
2. HOA e-mails
3. Parking lot maintenance
4. Safety inspections to start.
5. Entry way trash cans and ashtrays options
6. Try to use flower pots.
7. Survey complete will check cost of plat survey

**New Business:**

1. Gutter repairs go ahead
2. Motion to remove fence along bike path. Motion approved 4-0
3. Authorize \$800 to spray for weeds. Approved
4. Roof damage: action call Horn Brothers

**Adjourn: 5:30**