Sunridge at Avon II Condominium Association

Homeowner Association Annual Meeting — Minutes

Online Meeting via Zoom, hosted by Mike Valigore

Wednesday, December 10, 2025, 5:30 PM

DRAFT (unapproved — to be presented for member approval at the November 18, 2026, Annual Meeting)

Call to Order

Drew Dodd called the meeting to order at 5:32 PM.

Roll Call and Quorum

Owners present via Zoom: 41. Proxies received and verified: 24 (Drew Dodd, 22; Mike Valigore, 1; Will Mendez, 1). Total Units represented: 65 of 198. Quorum established. Attendance was counted by Mike Valigore, assisted by his wife; mailed proxy figures were compiled and verified by Mary Grewe of Spaeth and Company.

Board members present: Drew Dodd, Aisha Niehaus, Eugene Cojocari, Jonathan Rosman, Mike Valigore, and Aaron Smalls. Also in attendance: Karen Parra, Slifer Management Company; David Firmin and Sheridan Classick, Altitude Community Law. David Firmin left the meeting after the opening legal review; Sheridan remained for the duration to assist with legal questions.

Motions and Member Actions

1. Motion to approve the minutes of the December 18, 2024, Annual Meeting (Jonathan/Mike). The vote was taken by calling for those opposed; no opposition was voiced, and the minutes were approved.
2. Election — Renewal of Jonathan Rosman to a new three-year Board term (Michelle Lake/Mike). The vote was taken by calling for those opposed; no opposition was voiced, and the renewal was approved unanimously.
3. Election — Renewal of Mike Valigore to a new three-year Board term (Jonathan/Aisha). The vote was taken by calling for those opposed; no opposition was voiced, and the renewal was approved unanimously.
4. Election — Renewal of Aisha Niehaus to a new three-year Board term (Owner of Unit R304/Phil Foster). The vote was taken by calling for those opposed; no opposition was voiced, and the renewal was approved unanimously.
5. Election — Renewal of Aaron Smalls to a new three-year Board term (Maureen McGinnis/Owner of Unit R304). Following the discussion, the Chair called for votes in favor; three votes were cast in favor, which did not constitute a majority of the Units represented, and the renewal was not approved.
6. Election — Motion to elect Phil Foster and Manuel Rabelo to fill the two open Board positions for three-year terms (Drew/Mike). The vote was taken by calling for those opposed; one Owner voted in opposition with respect to Phil Foster only, with no other opposition voiced, and the motion carried.

7. Motion to set the next Annual Meeting for Wednesday, November 18, 2026, at 5:30 PM via Zoom, selected in part to avoid conflicts with the World Cup races at Beaver Creek in December (Eugene/Michelle Lake). The vote was taken by calling for those opposed; no opposition was voiced, and the motion carried.
8. Adjournment — There being no unfinished or new business, the Chair declared the meeting adjourned at 8:35 PM.

Quick Recap

Members received a legal and policy briefing from Association counsel; Karen Parra of Slifer Management Company was introduced as the incoming property manager and Steve Lay was recognized for 25 years of service; the Board presented a financial review of the completed painting, siding, and skirting project ($1,722,966.85 total against a $600,000 original budget) and the resulting reserve position; Jonathan Rosman, Mike Valigore, and Aisha Niehaus were renewed for three-year terms by separate unanimous motions; the renewal of Aaron Smalls received three votes in favor and was not approved; Phil Foster and Manuel Rabelo were elected to fill the two open Board positions; and the next Annual Meeting was set for Wednesday, November 18, 2026.

Summary

Meeting Conduct and Introductions

Drew opened the meeting by reviewing decorum expectations and emphasizing respectful communication, with each member allotted a 3-minute speaking period. David Firmin of Altitude Community Law was introduced as the Association's legal counsel. Attendees were asked to update their Zoom display names with full names and unit numbers to assist with roll call and proxy verification. Karen Parra of Slifer Management Company joined the meeting and assisted with screen sharing.

Legal and Policy Review

David Firmin reviewed the Association's policy on meeting conduct and its collection policy, and briefed members on the conclusion of the Association's claim against its former insurance carrier. Members asked questions regarding policy enforcement, the application of fines, and the use of special assessment funds. Karen Parra explained the process for reporting violations, and members were reminded to document violations while maintaining a professional demeanor.

Property Management Transition

Steve Lay, though not in attendance, was recognized and thanked for his 25 years of service to the Association. Karen Parra introduced herself as the incoming property manager, emphasizing bilingual communication and a commitment to serving homeowners. Ongoing enforcement topics, including dog waste and smoking, will be addressed through newsletters, door signage, and enforcement. Drew announced Karen's appointment as property manager, with the Board stepping back from day-to-day operations.

Smoking Policy and Community Composition

Karen requested that smoking complaints include unit numbers to streamline enforcement. In response to an Owner's question about the community's composition, it was noted that long-term residents make up the majority, with a mix of long- and short-term renters. Drew provided information regarding short-term rentals in the community. The group discussed the potential updating of the governing documents to clarify responsibilities and rules, with Sheridan of Altitude Community Law explaining the associated costs and process.

Painting and Siding Project — Financial Review

Drew reviewed the completed painting, siding, and skirting project. The total project cost was $1,722,966.85 against an original budget of $600,000 — approximately $1.12 million over budget — with the additional costs driven by unexpected damage discovered once work was underway. The Board approved exceeding the bid in August and October, and members were kept informed through regular newsletters. For cost context, Drew noted that an inquiry into re-siding all 18 buildings with HardiePlank returned an estimate of approximately $5.3 million, illustrating the range of potential project costs. This inquiry was informational only and was not a baseline for the completed project. Skirting costs were preliminarily estimated at approximately $300,000; these figures were estimates, as skirting costs were difficult to break out from the broader siding and carpentry work, and final accounting figures are received quarterly. Owners commended the Board's transparency regarding the project.

Reserve Fund Review

Drew reviewed the reserve position following the project. Reserves stood at $1.97 million at the close of the fiscal year on September 30, 2025. After payment for the painting, siding, and skirting work, reserves stood at $385,308.20 as of December 2025. Drew noted that the balance will not meet the $1 million balance previously projected for 2026, and that an additional $150,000 is projected to be moved into reserves this fiscal year. The Board plans to update the reserve study in the coming year to reflect the reduced siding-replacement scope, and acknowledged that while reserves are lower than desired, the Association is managing within its means and may consider dues adjustments if necessary.

Governance Discussion

Members and counsel discussed conflict-of-interest safeguards. Sheridan noted that language could be added to the governing documents to prevent the same person from serving as both Board President and property manager; any such change would require an update to the governing documents.

Cast Iron Plumbing

The Board reviewed ongoing issues with cast iron pipes and plans to address them through preventive maintenance, including spray-in lining.

Committees and Volunteers

A call was made for volunteers to assist with parking lot and landscaping projects.

Board Elections

The terms of four Board members — Jonathan Rosman, Mike Valigore, Aisha Niehaus, and Aaron Smalls — expired at this meeting, and each renewal was addressed by separate motion (see Motions and Member Actions, items 2 through 5). Jonathan, Mike, and Aisha were each renewed unanimously. Following discussion, the renewal of Aaron Smalls was put to a vote by call for votes in favor; three votes were cast in favor, which did not constitute a majority of the Units represented, and the renewal was not approved. Two Board positions were then open. Manuel Rabelo and Phil Foster volunteered; Phil described his previous Board experience, and Manuel shared his background in construction and management. A third candidate, Lai White, was nominated in absentia by another Owner. With three candidates for two positions, Sheridan Classick explained that Colorado law would require a contested election to be conducted by secret ballot administered independently, using a double-envelope process with no unit information on the ballot, and the associated costs were discussed. Following further discussion, the nomination of Lai White was withdrawn by the nominating Owner on her behalf, leaving the election uncontested. Drew moved to elect Phil Foster and Manuel Rabelo to fill the two open positions, seconded by Mike; the vote was taken by calling for those opposed. One Owner voted in opposition with respect to Phil Foster only, and the motion carried, restoring the Board to its full complement of seven members. An Owner had also expressed opposition to one of the nominations during the discussion.

Next Annual Meeting

The next Annual Meeting was set for Wednesday, November 18, 2026, at 5:30 PM, selected to avoid conflicts with the World Cup races at Beaver Creek in December.

Adjournment

There being no unfinished or new business, the Chair declared the meeting adjourned at 8:35 PM.

Respectfully submitted,

Minutes prepared from the Zoom meeting recording and AI-generated summary; reviewed and finalized by the Board of Directors.