

Sunridge at Avon II
Board of Directors Meeting
Online Meeting via Zoom
July 27th, 2020
5:30 pm

1. Call to Order @ 5:36 pm
2. Verification of quorum-quorum established with Steve, John, Polly, Phil and Simon in attendance along with Jeff Lineback and the owners of K102 (Aisha), Q103 (Terri), H103 (Ori)
3. Owner Presentation
 - P103 deductible reimbursements-owner Lai White has requested that the HOA reimburse her \$1000 for two deductibles regarding a hot water leak and washer valve leak. Both leaks did not cause damage to other units. *Board has unanimously denied request for both claims.*
4. Previous Meeting Minutes Approval
 - 4-27-20 meeting minutes approved with no changes (M/Polly)
5. Financial Review
 - Current Budget has three months remaining and there are overages due to plumbing issues, large tree removal and landscaping/sprinkler improvements
 - A/R-3 units are over 60 days, with P101 being addressed by attorney and the other two approaching attorney status
 - Proposed 20/21 budget for annual mailing approved (J/S) and will be adjusted to reflect water meters and sent to all owners in early August
6. Manager's Report-annual mailing to go out mid-August, parking lot repaired and re-stripped, adjusting sprinkler heads, new website launched.
7. Old Business
 - Declarations review-Simon to resend recommendations email to board and draft a bullet point sheet of recommended changes.
 - Siding- Mike and Polly to participate in design meeting with Capital Roofing and Hardy rep.
 - Water Meter Discussion-Board has approved the concept of installing water meters and will present to ownership at the annual meeting to determine funding.
8. New Business
 - Proposal to change Bylaws to eliminant requirement for HOA to maintain a copy of all leases and change to upon request. "Upon request of the HOA, each owner shall provide...." was unanimously approved. (M/S)
 - Warnings procedure regarding sending to owner-after discussing the need to send warnings to owners, in addition to placing on the unit, the board has requested Jeff to determine a way to send warnings to owners and offset the costs accordingly.
 - Kitchen Sink Strainers-The board unanimously approved (M/Phil) the installation of sink strainers in place of the p-trap in all units. Initial costs to be paid for by HOA with the following rule approved and enacted:

All units will be provided a kitchen sink strainer, installed in place of the p-trap, just before exiting to the common drain line.

Maintenance and replacement of the strainer will be the responsibility of the owner .

Any kitchen sink back up exclusive to a unit will be the responsibility of that owner.

When there is a common drain line or kitchen sink back up, the HOA Plumber will confirm the location of the backup. If it is in the common line, the plumber will inspect all units in that section. Any unit that does not have the provided kitchen strainer (or exact equivalent), will be responsible for the maintenance and damage from the back up.

Note: all buildings have two plumbing sub sections that are shared with 2 or 3 different units before dropping into the main drainage pipe. If the plumber cannot confirm the location of the backup, it will be considered an HOA common line backup.

- Other: Terri inquired about cigarette butts in Q area, Jeff to notify contractors to keep an extra eye out. Teri inquired about the need for the clips on the outside of doors. Teri inquired about bike storage areas. S inquired about marijuana smell that wafts into his unit.

9. Next Meeting

- September 12th annual meeting at 5:30 pm.

10. Adjournment