

Sunridge at Avon II
Executive and Working Session Online Meeting via Zoom
June 11th, 2025
5:30 pm

MINUTES

1. Call to Order at 5:35 pm
2. Roll Call - Drew, Mike, Aisha, Eugene, and Phil in attendance, and Property Manager (Steve).
3. Motion to approve the 2/12/25 and 2/26/25 minutes (Drew/Mike). Vote: Passed unanimously.
4. Motion to approve the final draft of the Reserve Study Policy, which included suggested language from Aaron and then approved and redrafted by Altitude Law (Phil/Drew). Vote: Passed unanimously.
5. Status update of the Insurance Settlement Agreement and the review by HOA General Counsel.
6. Ratification of previous Action Without a Meeting: Regarding the date that payment is due (June 20, 2025) for the Special Assessment.
7. Discussion regarding the new Colorado State Law regarding Booting regulation and how we need to hire an additional company to monitor and take photos of vehicles prior to having the vehicle booted. Motion to hire Colorado Star Property Management at \$100 per month for patrolling and add any new signage to the property to be consistent with the Law. (Drew/Phil). Vote: Passed unanimously. Motion to re-disclose that Eugene owns the Booting Company hired by the HOA and is also a current member of the Board and that the Board approves of this relationship (Drew/Phil). Vote: Passed unanimously (with Eugene not being included in the Vote).
8. Working session discussion items:
Reserve Study company bids/proposals – We reviewed three different bids, and the board approved McCaffery Reserve Consulting. The costs and experience were similar, but Brian is able to complete the study to match our budget work timeline. Future property-safety ideas/concepts – the board discussed the possibility of installing fire extinguishers on the decks like Liftview, as well as negative feedback about how well they actually work. Work was tabled. Future updating of HOA Governing Documents – the board discussed that this is something we still want to do, but our priority this summer is the painting/siding project. We will keep this on the board meeting agenda going forward and push this to a winter project for next year. Status of Federal CTA reporting – The Trump administration officially rejected this requirement. If that ever changes, our attorneys have all of the information needed. Special Assessment payment plans and interest charges – Overall, members cash payments and requests for payment plans went well. We only had two members have issues with their ACH withdrawals. That was due to them requesting payment plans on June 20th. Due to the national holiday, the ACH file had to be submitted a day before our due date. We worked with those members to refund their funds and reimbursed overdraft fees. Minimal expense. We had another three members who did not pay. Reports are one is in the hospital out of the country, another we have not heard anything from, and a third requested that their special assessment not be drawn with their monthly ACH. Our accountant team is following up with all three and will follow our Collections Policy. Parking lot sealing and striping scope of work – Work on this project is starting next week. The entire parking lot is being done, and Holy Cross and the Boring company are paying for it all. We discussed the type of seal, water vs oil based, and Steve was going to check with the vendor. We are going to follow the same plan for sectioning the work out as we did previously. Steve will manage communication and a tow truck to move any vehicles that might be missed. Painting Project prep and work schedule – We engaged our contractor with signing their bid, placing 10% down, and Steve is finalizing our contract with them for work. George will be lining up the dumpster and porto potty, and Steve is working with Sherwin Williams on how to track painting progress. Things are just starting, and we discussed a couple of negative feedback from members who thought we were ready to start painting. Recent water issues updates – overall, things are much better than last summer with few water leaks that Steve has had to address. The majority of them have been owner responsibility. Preventative drain-line cleaning – Steve is working with our plumber on long term plans to jet all building mainlines. This work will include both the sink and laundry drains. Initially, it was just going to be the sink mainlines, but after working a new backup, the laundry mainlines

will now be included too. Pest control – This is ongoing. The rodent control company continues to make progress. This work is ongoing. Parking lot enforcement/possible future parking-related charges – forming a Parking Lot Committee. The board approve Phil to lead this work. More to come at the annual meeting. Future return to Annual Safety Inspections – the board will be checking with General Counsel regarding this matter. Steve and Drew are working on a list of Safety items that we should check, e.g. fire extinguishers, gas leaks, water issues, types of grills on decks, etc. Once this list is complete, Steve will present it to our attorney for review. Trash dumpsters and Town of Avon regulations – Steve is working with our vendor to meet any current regulations. Unauthorized grill removal and property insurance requirements – we continue to hear of other Associations around the valley prohibiting propane grills on decks. Steve checked with our insurance company, and at this point, they have not recommended anything to the board nor shared with us if that will save money. For now, things remain as is with the possibility of prohibiting them down the road. Smoking on Property rules/laws – Discussed enacting a smoking ban on the property, the pros and cons, and the problem units that Steve has had to follow up with. We will continue to monitor things and take action as needed. Siding repair materials order – we placed an order for 20k LF of siding to kick things off. Paint colors, Town of Avon color option requirements and permitting process – two board members volunteered to take the lead on paint colors. We will use the sides of building H and I for our color samples. We would like to whittle things down to three options and then share it with the membership on Survey Monkey for a final vote. Everyone, please go check out the options over the next couple of weeks as samples are painted. Town of Avon/West Beaver Creek Blvd. Street lighting additions – Year ago, when the Town installed new lights, they missed two on our property. From working with contacts with the TOA from the boring project water main break, Drew was able to contact the town about this. They will start installing the new lights when the boring project is done. Arrowhead ditch trees – a member pointed out several dead trees behind building A-B, and requested the association remove them. These trees are not on our land. They are on TOA land. Drew will see if his contacts for the street light project can assist with information on the trees. Financial reporting frequency – now that we are close to settling our lawsuit against our former property insurance company, Drew asked if we should change our financials to monthly rather than quarterly. The board agreed the additional expense for the monthly reports is not warranted at this time and we would stick with quarterly. Banking relationship/funds/future investment strategy – Phil and Drew are meeting with our bankers to ensure we have the proper accountants set up as well as the highest tear interest rates when the insurance settlement arrives. 4th of July parking/security – we will forgo any parking lot enforcement during the TOA July 3rd celebration. We haven't had it for several years, and things have worked fine.

9. Annual Board walk-around proposed for July 16, 2025 at 5:30 pm, Next Board meeting proposed for August 13, 2025 at 5:30 pm
10. Adjournment (Phil/Drew) @ 7:33 pm