

Sunridge at Avon II

Annual Budget Meeting

Online Meeting via Zoom, hosted by Mike Valigore

October 1, 2025, 5:30 PM

- Meeting called to order at 5:32 pm
- Roll call, verification of quorum: Board members: Aaron, Aisha, Drew, Eugene, Jonathan, Mike, Phil, and Property Manager Steve. Members: 41 members in attendance, an additional 22 proxies for Drew Dodd, 1 proxy for Mike Valigore, and one proxy for Will Mendez. The total roll call is 73 members via proxy and in-person attendance.

Quick recap

The board discussed the annual budget ratification for the 2025-2026 fiscal year. It addressed ongoing plumbing and water infrastructure issues at the complex, including plans to meet with experts in October to develop a long-term maintenance strategy. The board reviewed concerns about the siding and painting project, which exceeded original estimates, and discussed construction work, insurance savings, and upcoming winter projects including bike racks and parking lot improvements. The annual budget was approved at the meeting, with discussions about painting work timing and building address updates, and the annual meeting was confirmed for December 10th.

Summary

2025-2026 Budget Ratification Meeting

The meeting focused on the annual budget ratification for the 2025-2026 fiscal year, which the board has already approved. Drew explained that while a quorum is not required, a majority of 100 members could override the board's decision if they choose to do so. The board has allocated additional funds for plumbing and reconstruction projects based on ongoing needs. Maureen raised a concern about sewer issues in her unit, which the property manager is going to follow up with her to address, and Drew encouraged members to submit questions either verbally or via chat.

Plumbing Infrastructure Assessment Meeting

The board discussed ongoing plumbing and water infrastructure issues at the 45-year-old complex, with Drew explaining that while most units have PVC piping, some first-floor units have deteriorating cast-iron pipes that have caused sewage and water leaks. Maureen raised

concerns about sewer odors in her unit, and Aaron confirmed that his unit's sewer line had rotted through entirely, requiring replacement. The board plans to meet with experts at its October 29th meeting to address these issues and develop a long-term maintenance strategy, including potential spray-in pipe liners.

Siding Project Cost Overruns

The board discussed concerns about the siding and painting project, which exceeded the original estimates by approximately 25,000+ linear feet and \$600,000 in total costs. Drew explained that the additional expenses were due to unexpected code requirements and the decision to include the skirting project, which was initially planned for a later date. Manuel raised questions about the transparency of these changes and the use of fire settlement funds, while Phil and Drew emphasized that the work was necessary to meet current building codes and standards. The board acknowledged the concerns about spending beyond the approved special assessment but assured residents that the funds were available and the work was essential for safety and compliance.

Construction and Budget Planning Updates

The board discussed ongoing construction work, with Manuel expressing concerns about proper budgeting and future special assessments, which Drew and other board members addressed. They reviewed insurance savings of approximately \$34,000, which will be used for reserves or maintenance. The board also touched on upcoming winter projects, including potential bike racks and parking lot improvements, which will be addressed in the following newsletter. Drew mentioned that the board is seeking additional volunteers to help manage these projects.

Annual Budget and Winter Projects

The board discussed the annual budget ratification meeting, which was held to answer members' questions and ensure transparency. Teri moved to approve the budget, which Phil seconded, and the motion passed with one nay vote from Aaron Smalls. The board addressed concerns about the timing of painting work before winter, noting that some interior work may need to be completed indoors at a facility in Gypsum if temperatures drop below 45 degrees. They also discussed updating building address numbers as a winter project, and Phil mentioned that cedar balconies and fireplace stacks would be replaced and painted. The annual meeting was confirmed for December 10th, with a package of information to be sent to members beforehand.

Meeting adjourned at 6:30.