

Sunridge at Avon II

Regular Board Meeting

Online Meeting via Zoom, hosted by Mike Valigore

August 20, 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

Quick recap

The board approved various administrative items including minutes and a new smoking policy while reviewing a reserve study that requires building reserves to reach \$800,000 by 2026. Multiple construction and maintenance projects were discussed, including parking lot work, landscaping, and painting initiatives, with committees proposed to manage these tasks and various updates provided on ongoing projects. The board addressed financial matters including net income and insurance costs, approved continued work on the siding project despite budget overruns, and discussed future meeting schedules while planning a community block party for October.

Next steps

- All board members: Review the reserve study and provide comments to Drew within the next week.
- Drew: Contact Brian by Friday or Monday to discuss potential adjustments, particularly regarding the foundation items.
- Drew: Follow up with Brian regarding the reserve study within the next week.
- Management: Plan and schedule the annual jetting of all 72 ground floor units in 6-8 weeks, providing at least 30 days notice to owners.
- Drew: Continue sending regular updates about the painting project every 2-3 weeks.
- Steve: Coordinate with PSI regarding the cast iron pipe repair in unit N101 within the next 1-2 weeks.
- Steve: Coordinate with the owner and manager of unit N101 regarding potential repairs.
- Management: Get an estimate from PSI for jetting services this week.
- Drew: Discuss jetting versus enzyme treatments with Brian McCaffrey during reserve study discussions.

- Drew: Push the new unit numbers project to winter and use Survey Monkey to let residents choose designs after the painting project is completed.
- Management: Send the final draft of recycling/trash signage to the board for review within a week.
- George: Clean up the asphalt debris from the parking lot and submit a separate invoice for reimbursement from Holy Cross.
- Management: Submit George's cleanup invoice to Holy Cross for reimbursement.
- Drew: Work with the boring company on location and type for planting two new trees.
- Eugene and George: Remove old faded signs and install new compliant towing/booting regulation signs.
- Eugene: Help with pricing for new signage printing when designs are finalized.
- George: Check and address prairie dog holes behind building Q.
- Management: Pursue further development of annual safety inspection policy with legal counsel.
- Drew and Steve: Pursue development of a new policy for annual safety inspections based on Furman's recommendations.
- Steve: Have David Furman create a policy for unit inspections and share with the board.
- David Furman: Draft a new policy regarding annual safety inspections for the board to review.
- David Furman: Review the rules and regulations related to safety inspections.
- Steve: Speak with I-101 owner about non-compliant window colors that need to be painted correctly.
- Ricardo: Maintain and properly position speed bumps 2-3 times weekly during property inspections.
- Ricardo: Work with Carlos on replacing landscape rocks that were moved during building perimeter skirting work.
- Steve: Continue monitoring the A-101 payment situation before potentially turning it over to collections.
- Management: Verify timeline accuracy for A101 collections before proceeding.
- Management: Continue with weekly building walkthroughs to address common element violations.
- Drew: Check if the H.303 porch light has been replaced.
- Drew: Follow up with Chris regarding LIFO versus FIFO payment application policy.
- Phil and Carlos: Micromanage the third siding order to avoid excess material.
- Phil: Follow up with Carlos tomorrow about the chimney stack painting progress.

- Management: Follow up with Town of Avon regarding the building permit application and siding specifications after their meeting tomorrow.
- Management: Continue monitoring siding expenses as the project progresses.
- Carlos's team: Paint chimney stacks with MTD high heat paint in urbane bronze to match trim.
- Carlos's team: Paint trash enclosures, lamp posts, and voltage boxes in urbane bronze once permits are approved.
- Steve: Update the board on the Town of Avon's decision regarding siding permits after their meeting tomorrow.
- Steve: Call Nick at Wall Street Insurance to inquire about potential discounts for paying insurance premium in full upfront.
- Steve: Share the property value reevaluation report with the board when received.
- Drew: Continue researching investment strategies for the HOA funds.
- Drew: Continue developing the new rule on window screens and sliding door screens for implementation next year.
- Drew: Include information about a potential block party in October in the newsletter.
- Drew: Update the newsletter to announce postponement of the budget meeting to September 24th.
- Drew: Work on budget preparation and share with the board.
- Steve: Ask Chris to share the normal budget Excel spreadsheet with the board by the end of the week.
- Board: Meet on September 3rd for budget planning

Summary

Reserve Study and Policy Updates

The board discussed several key topics. They approved minutes from previous meetings and passed a new smoking policy, which went into effect immediately due to heightened fire alert status. The board reviewed a reserve study that showed they need to build reserves to \$800,000 by 2026, though they plan to review and potentially adjust some of the recommended expenses, particularly regarding foundation work. The board agreed to take time to thoroughly review the reserve study before making any decisions about a dues moratorium or budget adjustments, with their next budget meeting scheduled for September 17th.

Construction Projects and Committee Planning

Drew discussed the progress and challenges with the parking lot, landscaping, and various construction projects, including issues with contractors and warranty claims. He proposed

creating committees to manage these tasks, with Phil potentially leading the parking lot committee. Drew also mentioned the need for bike racks, but decided against it due to logistical concerns. The annual board walk-around was reviewed, with some tasks added to Steve's to-do list. Updates were provided on the parking lot stripe and seal project, with Holy Cross agreeing to cover cleanup costs. The boring project was nearing completion, with hydro-seeding and tree replacement planned. Finally, new unit numbers were discussed, with plans to gather resident input after the painting project is complete.

Painting and Water System Updates

The board discussed ongoing painting work and communication updates, with Drew receiving positive feedback on his regular updates. Steve reported on water issues, including a failing cast iron pipe in unit N101 that requires lining or replacement, with work expected to begin within 1-2 weeks. The board also reviewed the annual jetting program for ground floor units, which Steve plans to initiate in 6-8 weeks, though Phil expressed concerns about the frequency of jetting given the age of the pipes.

Sewer Line Maintenance Delays

The meeting discussed ongoing sewer line issues in the building, with management reporting that cleaning the lines reduced emergency incidents from 1-2 per week to 1-2 per month. Drew announced that the planned jetting project, initially scheduled for August, would be delayed by 6-8 weeks, and would now be budgeted for FY25 rather than FY24. The group decided to continue gathering information about jetting versus other solutions, with Steve planning to get estimates from both Golden Eagle and PSI, while also consulting with Brian McCaffrey about reserve study implications. Management emphasized the importance of giving ground floor owners 30-45 days notice before any jetting work begins.

Property Signage and Safety Updates

The meeting focused on property signage updates, with management reporting progress on recycling and trash signage designs, which are near completion and will be reviewed by the board. Eugene confirmed his company can provide competitive printing services for the new signs once designs are finalized. The group discussed ongoing pest control issues, including gopher and prairie dog problems, with George and Dr. Death addressing the latter near building Q. The conversation ended with a discussion about annual safety inspections, where David's legal advice indicated they cannot conduct regular unit inspections due to liability concerns, though emergency inspections remain permissible.

Property Maintenance and Compliance Review

The board discussed several property maintenance issues, including bear-proof dumpster compliance and monthly building walkthroughs. They addressed specific unit issues, such as non-compliant windows and a repainted deck at F101, which will be charged to the previous owner. Drew emphasized the importance of maintaining temporary speed bumps and requested that Ricardo's team inspect them regularly. The board also reviewed vehicle registrations and agreed to enforce a 48-hour snow removal policy for registered vehicles this winter. Management committed to providing a July newsletter summary in the coming days.

Financial Updates and Expense Review

The board discussed financial updates, including a \$24,000 net income and a \$12,500 decrease in water usage fees. They reviewed insurance costs, noting a 5% decrease and a \$300 increase for the Board of Directors Insurance. Drew mentioned a \$14,000 overrun in landscaping expenses, partially due to a delayed tree removal project. The board also addressed billing and collections, with Management recommending against voting to turn over a specific unit to an attorney at this time to avoid potential timeline issues. They discussed their collection policy and clarified that while they historically waive late fees and interest charges, they ultimately aim to be paid in full.

Building Siding Budget Overruns

The board discussed the siding and painting projects for the buildings, acknowledging that the siding work would exceed the initial budget estimates. Phil explained that the extent of work needed was not fully understood until they began, and they are addressing aesthetic issues with the foundation by adding a 1x2 and new siding, which will cost around \$15,000 per building. The board unanimously approved continuing with the siding project despite the budget overruns, as it was deemed necessary for the community's benefit. They also discussed the painting bid, which is around \$440,000, and agreed to monitor expenses closely.

Urban Building Maintenance Permit Challenges

The board discussed ongoing building maintenance projects, focusing on painting chimney stacks, trash enclosures, and other structures in an urban bronze color scheme. Drew and Phil reported that while the community's reaction to the work has been positive, they are facing challenges with the town of Avon regarding building permits for siding replacement, with the town requiring additional documentation and a review of fire ratings. Steve provided an update that the town will review the siding specifications the following morning, and the team is

working to keep the project timeline moving while adapting to these permit issues, including redirecting labor to painting interiors of multiple buildings.

Board Updates and Community Planning

The board discussed banking updates, with Drew reporting that while they are earning good interest on their ICS account, they will continue exploring long-term investment strategies. They agreed to implement a new rule requiring window and sliding door screens, similar to Liftview's approach, though this will be a project for next year. The board decided to table the discussion on deck fire extinguishers after learning they may not provide insurance discounts and could potentially be dangerous. Steve confirmed that an insurance property value update is in progress, with results expected by the end of the week or early next week. Drew also proposed organizing a community block party in October, potentially with catering from Moe's barbecue and partnerships with local organizations.

Budget Meeting Rescheduling Discussion

The board discussed rescheduling the budget meeting to September 24th, with an in-person budget review planned for September 3rd at Aisha's place. They agreed to send out a newsletter announcement about the delay, and Steve will request the budget spreadsheet from Chris. The group also discussed potentially combining the annual and budget meetings in the future to streamline the process.