

Sunridge at Avon II
Special Board of Directors Meeting
Online Meeting via Zoom Call-In
September 5th, 2023 at 6:00 PM

MINUTES

1. Call to Order at 6:05 PM
2. Roll Call - Verification of Quorum established with Jonathan, Aaron, Aisha, Mike, and Steve in attendance.
3. Complete briefing by Patrick Sweet (Association Bad Faith Attorney/Burg Simpson) regarding the current status of negotiations/litigation against Guard insurance to pursue the current options to recover the Association Fire Loss funds. Per Patrick's suggestion a Litigation Committee will be formed to work with Patrick. All Directors agreed to this; with Aaron, Mike, and Jonathan agreeing to be on the Committee. The Committee will report back to the full Board with information, recommendations, etc., regarding any on-going negotiations or litigation proceedings going forward, to include the best overall interests of the Association at all times.
4. General discussion items:
 - A) A courtesy letter for the currently 4 remaining delinquent Owners that have not paid the Loss Assessment that was due on July 27, 2022, has been drafted and approved by the HOA General Counsel regarding now formerly pursuing collection of this Loss Assessment and is ready to be sent to these Owners. A motion was made to proceed with sending this courtesy letter to these Owners (Jonathan/Phil), 6 Directors voted Yes, 1 Director abstained. The motion is approved.
 - B) Unit R-202 is in arrears with HOA dues and has breached their agreed upon payment plan per the Association Collections Policy. A motion was made to proceed with the official turnover to the HOA General Counsel to proceed with the collections process (Jonathan/Mike), 6 Directors voted Yes, 1 Director abstained. The motion is approved.
 - C) In the interests of time Aaron suggested skipping forward to Item 5, all Directors agreed.
5. Aaron's discussion items:

Aaron addressed his HOA discussion items, they were generally addressed with some being answered and/or resolved and others will be followed up on. All Directors expressed interest in always continuing to look at ways to improve.
6. Old Business
 - A) It was suggested by Jonathan that all officers continue to remain in their current positions (Steve as President, Phil as Vice-President, and Mike as Treasurer) and with Aaron volunteering to fill the vacant position of Secretary going forward. All Directors agreed to this.
7. New Business
 - A) Mention was made regarding the subject of a possible future change of Article IX Section A (Fire insurance) of the Declarations. Further discussions on this matter will continue.
 - B) The current and future monthly dues will remain the same with no change expected at this time. However, the Board will continue to evaluate operational costs going forward and consider an increase in monthly dues, perhaps effective March 1, of 2024, if deemed necessary.
8. Next Special Meeting scheduled for September 27, 2023 at 6:00 PM
9. Adjournment at 6:35 PM