

Sunridge at Avon II
Executive and Working Session Online Meeting via Zoom
January 15th, 2025
5:30 pm

MINUTES

1. Call to Order at 5:35 pm
2. Roll Call - Drew, Mike, Aaron, and Aisha in attendance, and Property Manager (Steve).
3. Insurance Litigation update and review.
4. Working session discussion items:
 - Updating of Governing Documents – further discussion was had on updating the Associations documentation. It is something we would like to complete, but the painting project is our priority for this year, and this topic will be taken up down the road.
 - Federal CTA reporting status – All required board member information was collected by our attorneys in preparation to file the report by the December deadline, but the Trump administration reversed the government's decision, and HOAs are no longer required to file the report. Our attorney's will hold onto the information in case this is changed down the road.
 - Reserve Study options and General Counsel recommendations – We continue to discuss the need to conduct a reserve study to assist with long term planning. Drew shared the one he created this past fall and discussed Phil's input that Liftview created one inhouse by using an Excel template that can be purchased online. The cost is less than \$100. The board agreed to move forward with producing an inhouse Reserve Study.
 - Property Management Contract – Steve's annual contract renews in February. The contract was shared with the board prior to the meeting. Drew asked if there was any input on the exiting contract, and there was no further input from the board. Management contract will renew as is.
 - Water and drain-line related issues – backups and water related issues have slowed down during the winter season.
 - Financial reports and Tax return filings – 1st quarter financials were reviewed. Nothing out of the normal was noted. Drew also stated that the association filed our 2022 taxes. Aaron asked why they were so late and when the 2023 taxes would be filed. Due to how our fiscal year runs, the Association will always lag on filing our taxes. Our accountants always ensure the proper extensions have been filed to remain current. 2023 tax returns will be filed during the summer of 2025.
 - Unit Safety Inspections – In the past, the management company conducted annual inspections of each condo. We will consult with our attorneys regarding resuming annual inspections.
 - Trees and landscaping – further discussion was had on the future of the landscaping. No decisions were made, but the board agreed that we need to plant new trees to assist with the number of trees that are dying as well as Town of Avon requirements to plant two trees for everyone that is removed.
 - Property-wide painting project and funding options- Painting the buildings remains the priority of the board. We discussed how to fund it, cash special assessment or bank financing. Drew will work on having the painting bids updated, and will contact the banks to update their term sheets as well as the board continues to discuss our direction with the spring/summer season quickly approaching.
5. Adjournment @ 7:25 pm