

Sunridge at Avon II  
Board of Directors Meeting  
Online Meeting via Zoom  
November 6, 2024  
5:30 pm

MINUTES

1. Call to Order at 5:35 pm
2. Roll Call - Verification of quorum - Quorum established with Drew, Mike, Aaron, and Aisha in attendance along with: 4 Owners present, and Property Manager (Steve).
3. Minutes Approval - Tabled for now
4. Old Business - A) Drew briefly reviewed the financial report, Steve mentioned that the property insurance policy had been successfully renewed for another year with no issues and that the first payment upon renewal is the largest of the year, Drew mentioned that aging report looks good with only 2-3 Units in arrears for relatively small amounts, Steve mentioned that those Units are on payment plans, Drew asked Steve to post the year-end financials on the website, the Board discussed staying with quarterly financial reports for now. B) Drew touched on the window and door painting project and some necessary tree removals, Steve mentioned that the project had been completed with no issues, Aaron made a motion to add language to the Window and Door Guide that would alert Owners and give them a minimum of 4-weeks notice to address and cure non-compliant items and if not timely cured that the HOA could act to cure at the Owner's expense, Drew seconded the motion, Vote: none opposed, motion approved, Aaron said he would draft the language. C) Drew, Mike, Aaron and Steve discussed the on-going potential for a future update of the HOA Governing Documents.
5. Property Manager Update - Drew asked Steve about the large tree removal project behind the E-Building, Steve reviewed that it had gone very well, that the Town of Avon had reached out and would like to have permit approval for that in the future but agreed that it was necessary, the Town explained that it is emphasizing more removal and replacement protocols, Steve informed the Town that Sunridge has always performed variations of removal and replacement practices of trees on-property, including a re-evaluation of that this upcoming Spring-Summer. Drew briefly mentioned a reminder that no signs (political or otherwise) are allowed in Common Elements and that they will be removed. A) Steve reviewed water issues, the incident and severity rate has been significantly lower over the last several months. B) The repair of siding on the four dumpster enclosure buildings was performed, and additional wood 'Bumper' guard-rails were added inside each building to reduce damage to the walls from the dumpsters, additionally new Trash/Recycle signs are being discussed to look at updating sometime next year. An Owner suggested possibly using Fiverr as a resource for graphic art sign design. C) Steve briefly reviewed the current status of the Litigation and depositions. D) Steve mentioned that he is looking at various software programs that could assist in HOA management by transitioning more towards digital records at some point in the future. E) Steve reviewed thoughts to re-introduce (post-Covid) annual Safety Inspections in Units, discussing items like fire extinguishers and smoke/co detectors, Aisha asked: about the governing authority and items for these inspections, advanced notification to Owners, and any HOA installation of missing fire extinguishers and smoke/co detectors and charging them back to Owners, Aaron also asked about reviewing HOA liability regarding these inspections and more specifically any HOA installed/but Owner maintained safety items.
6. New Business - A) Drew, Aaron, and Steve reviewed the current status of the new Federal Corporate Transparency Act (CTA) and its reporting requirements for all HOAs in the United States, Drew made a motion to have Altitude Law manage any CTA requirements going forward, Aaron and Mike both

seconded, Vote: none opposed, motion approved. B) Drew discussed Board Member positions, Steve reviewed that there are no 2024 Board Member Terms expiring but that in 2025 Jonathan, Mike, Aaron, and Aisha will be up for reelection and in 2026 Eugene, Phil, and Drew will be up for reelection. C) Steve reviewed that the Town of Avon's meeting room policy requires a 30-day or less time-frame for any date reservation requests, Drew reviewed other possible options including renting a meeting room, the Board generally disliked the idea of spending money for this purpose, and will be ready for a Zoom-only Annual meeting, Drew will write a letter to be included in the Annual Mailing packet which will be ready for Board review before 11/25/24, Drew reviewed that Board Members should try to participate more, he will revisit this issue at the Annual Meeting, Drew discussed the potential for a Special Assessment for Painting the entire property next year including all potential options for how to adequately fund the project, Mike was hoping to avoid a Special Assessment, Aaron mentioned the obligation to paint when necessary either with or without a Special Assessment, Aisha asked about timing, Drew reviewed that decisions would need to be made in the Spring and work would begin in the Summer, Drew will plan on continuing this discussion going forward, Drew asked about planning the 2025 meeting schedule and suggested setting that during a January meeting, Aisha and Aaron agreed, Drew suggested a 1/15/25 date for a Board only meeting. D) Drew discussed landscaping in general, tree removal, etc., Drew asked about the newer trees by WBC Blvd., and Hwy 6, Steve mentioned that those had been approved to be planted and that an Owner from P-Building had assisted greatly in watering them during the initial phase of their growth, Drew would like to continue to look at future landscaping planning. E) Drew mentioned that the Property Management contract was up for renewal in February and he will send to all Board Members for review, Aaron reviewed that the Board had already approved an annual cost of Property Management agreement and asked about the timing of Steve's increase versus the upcoming contract renewal date and mentioned the increase being retroactive with the approved increase, Drew mentioned that the overall Management budget increase applied to both Steve (to \$86,000 per year) and with the balance going to other Management assistance and that Steve would manage and allocate those funds as needed, Steve mentioned that the overall Management increase was consistent with the timing of the 2024-2025 budget and that George Merritt had agreed to increase his responsibilities to include assistance in overall Property Management (for \$24,000 per year) and more specifically sharing weekend emergency on-call shifts with Steve and on-property projects' supervision from water leaks to bigger projects. F) An Owner asked if George would be in charge of his schedule and priorities, Steve mentioned that he is ultimately responsible for that but that it is a collaboration between he and George, An Owner mentioned concern about a noise complaint issue that had occurred, Drew mentioned that the Association would follow Colorado Law and guidance from HOA General Counsel in this matter. G) Aaron emphasized the importance of addressing any potential conflict of interest items annually with the example that Eugene is a Board member and also owns the Booting company, he also mentioned concern over the Collections Policy charges vs. Usury laws and that he would like some additional clarity from HOA counsel, Drew agreed with addressing disclosure items annually.

7. Next Meetings - A) 2024 Annual Meeting to be held on December 18th at 5:30 PM via Zoom (and in-person if the Town chambers is available)
8. Adjournment - (Aisha/Aaron) @ 7:43 PM