

Sunridge at Avon II Condominium Association
Board of Directors Meeting — Minutes

Online Meeting via Zoom

April 15, 2026, 5:30 PM

Call to Order

Drew Dodd, noting a quorum was present, called the meeting to order at 5:31 PM.

Roll Call

Directors present: Drew Dodd (President), Phil Foster (Vice President), Aisha Niehaus, Eugene Cojocari, Jonathan Rosman, Mike Valigore, and Manuel Rabelo.

Also in attendance: Karen Parra, Slifer Management Company; Arianne Gronowski, Altitude Community Law.

Motions and Board Actions

1. Motion to approve the minutes of the January 7, 2026 Board meeting (Phil/Mike). Vote: 7–0; motion carried unanimously.
2. Motion to ratify the following Actions Without a Meeting taken by the Board: (a) commencement of the painting/siding project on Monday, April 13, 2026, beginning with Buildings P, Q, and R; and (b) purchase of new bear-proof dumpsters (Phil/Aisha). Vote: 7–0; motion carried unanimously.
3. Motion to approve George Merritt, Merritt Services, Ltd., as property manager effective June 1, 2026 (Aisha/Phil). Vote: 6 in favor, 0 opposed, 1 abstention (Manuel Rabelo, who abstained because he had not been part of the candidate interviews conducted in November 2025); motion carried.
4. Motion that the Board identify and accept the potential conflict of interest arising from George Merritt holding the Association's landscaping contract, consistent with the Association's conflict of interest policy (Phil/Mike). Vote: 6 in favor, 0 opposed, 1 abstention (Manuel Rabelo); motion carried.
5. Motion to adjourn (Drew/Mike) at 7:20 PM; approved.

Quick Recap

The Board approved the January 7, 2026 minutes; ratified Actions Without a Meeting commencing the painting/siding project (April 13, Buildings P, Q, R) and purchasing bear-proof dumpsters; held a portion of the meeting in Executive Session; reviewed property, plumbing, and enforcement updates; approved George Merritt, Merritt Services, Ltd., as property manager effective June 1, 2026 by a 6–0–1 vote (Rabelo abstaining) and, per the Association's conflict of interest policy, identified and accepted the potential conflict arising from George holding the Association's landscaping contract; scheduled a May 6 walk-around with George; and confirmed the next regular meeting for July 15, 2026.

Next Steps

- Karen: Coordinate transition materials and records handoff to George Merritt by June 1, 2026.

- Karen: Follow up with First Chair on pending property signage designs.
- Karen: Schedule Golden Eagle site evaluation for the relining program (May/early June).
- Board: Property walk-around with George Merritt — May 6, 2026, 5:00 PM.
- Drew: Unit C104 — engage third-party cleaning contractor if unresolved by April 19; bill costs to owner.
- Board: Await Altitude Community Law proposal on governing document updates.

Summary

Executive Session

A portion of the meeting was held in Executive Session.

Property Updates

New recycling bins and signage were ordered in the Porpoise color scheme, including two additional recycling bins for the F-through-R side of the property. New dumpster enclosures with bilingual English/Spanish signage are expected soon. Property signage designs remain pending from First Chair.

Governing Documents

Karen reported she has reached out to Altitude Community Law regarding updates to the Declaration and Bylaws; the Association is awaiting the firm's proposal.

Parking Lot Landscape Committee

Progress on charging for overflow parking is on hold pending updates to the governing documents.

Plumbing

Golden Eagle is currently performing relining work elsewhere and could evaluate Sunridge in May or early June. Recent water backups were primarily caused by non-sewage items such as kitty litter and grease; one case involved a failing cast iron pipe that required replacement. Rudy of Golden Eagle recommended jetting and camera-inspecting all units initially; the Board noted that historical jetting records have been incomplete and record-keeping will be improved going forward.

Rules Enforcement — Unit C104

The Board addressed a sanitation issue involving a dog at Unit C104 repeatedly soiling the common stairway. If the matter is not resolved by April 19, a third-party contractor will be hired to clean the area, with costs billed back to the Unit owner.

Property Management Transition

Karen Parra announced her final day with the Association will be May 31, 2026. In light of Karen's resignation, the Board reflected on the property manager interviews conducted in November 2025, in which George Merritt was a standout candidate. After further discussion, the Board approved George Merritt, Merritt Services, Ltd., as property manager effective June 1, 2026, by a vote of 6 in favor, 0 opposed, and 1 abstention — Manuel Rabelo, who abstained because he had not been part of the November 2025 interviews. Upon George's approval, and consistent with the Association's conflict of interest policy, the Board moved to identify and accept the potential conflict of interest arising from George holding the Association's landscaping contract (see Motions and Board Actions). The Board discussed implementing new management software and potentially adding support for tasks such as water bill management; Steve offered to assist with training the incoming property manager. A Board walk-around with George is scheduled for May 6, 2026 at 5:00 PM.

Painting and Siding Project

The Board ratified the Action Without a Meeting commencing the painting/siding project on April 13, 2026, beginning with Buildings P, Q, and R (see Motions and Board Actions). The fixed-base siding bid for this work was reported at \$64,800.

Bear-Proof Dumpsters

The Board ratified the Action Without a Meeting approving the purchase of new bear-proof dumpsters (see Motions and Board Actions).

Water Restrictions and Landscaping

On April 9, 2026, the Eagle River Water & Sanitation District declared a Water Shortage, enacting Stage III restrictions under its Water Shortage Response Plan, including a mandatory two-day-per-week outdoor watering schedule. It was noted that the Association's water use is currently within Tier 1 of the District's rate tiers. The Board confirmed the Association will comply with the restrictions, prioritizing tree preservation over grass maintenance.

Seasonal Maintenance

Karen reported hallway trash improvements through a new monitoring system and routine maintenance calls for kitchen backups. Drew clarified that unusual ice buildup this winter resulted from lack of snow cover rather than gutter design.

Next Meeting

The next regular Board meeting is scheduled for July 15, 2026 at 5:30 PM.

Adjournment

There being no further business, the meeting was adjourned at 7:20 PM.

Respectfully submitted,

Karen Parra, Slifer Management Company