

**Sunridge at Avon**  
**DBA LiftView Condominiums**

Board of Directors Meeting

Avon Town Hall

January 8<sup>th</sup>, 2020 6:00 pm

1. Call to Order @ 6:13 pm
2. Verification of quorum: established with Tiffany, Magdalena, Constance, Amanda and Kate present along with manager Jeff Lineback. Phil Foster was available via telephone.
3. Owner Presentation-Owner of C312 proposed a \$1000 to settle over \$4k worth of damage to units below due to fish tank leaking. Board is willing to accept \$2k and Jeff will speak with the owner. (M/T)
4. Reading for approval of:
  - 10-9-19 Minutes unanimously passed with no changes (M/T)
5. Financial Review
  - A/R -two units over 90 days have been referred to attorney.
  - Budget Review-we are three months into new budge with cottonwood removal in the fall being the only unplanned expense. We are still well under budget.
6. Manager's Report-Jeff has nothing to add beyond the old and new business that will be discussed
7. Old Business
  - Fire Panels-installed new panels in all buildings that report to the monitoring station individually (old system used A bldg. as a relay point), all new horns and pull stations, smoke detector added to each alarm closet in addition to new heaters and insulation. We are also switching from a land line call in to a cellular dialer.
  - Declarations-board unanimously approved proposed amendement to the declarations (T/A). Will discuss sending out and voting deadline at April meeting.
  - Permits-new system working very well, booting regularly with not too many issues. Jeff will be putting parking pointers on all doors this month.
  - Security Camera-Jeff will install two new DVR's and heaters in the spring for each garage, using the current internet and camera's.
  - Cottonwoods-most have been removed, will finish the rest up next summer
  - Insurance-will start enforcement of fire extinguisher requirement on deck with all grills

## 8. New Business

- Landscaping-board has approved using Merritt Services next summer for landscaping and sprinkler maintenance and Jeff will evaluate at the end of the season. George will charge the same amount and will provide a general pricing summary/policy regarding sprinkler repairs before summer.
- Painting -Jeff to get preliminary bids for painting exterior siding, decks and hallways. Board will review at April meeting.
- Water Increase/Conservation & Drain maintenance -ERWSD is raising fees 8-10% with minimal impact to HOA budget due to water meters. Kate has volunteered to review water saving options for residents and work with Jeff on improving water saving fixtures for no cost to residents.
- Guest parking cap-currently 20 per night and Jeff will monitor the lots and adjust accordingly.
- Recycling-Kate will work on improving signage around the recycling areas and re-educating residents.

9. Next Meeting: April 8<sup>th</sup> 2020 6:00 pm, Avon Town Hall

10. Adjournment @ 7:46 (M/C)