

**SUNRIDGE AT AVON**  
**DBA LiftView Condominiums**  
Homeowner Association Annual Meeting Agenda  
Wednesday, August 14<sup>th</sup>, 2019 6:00 pm  
LiftView Picnic Area

**Roll Call**

- Owners-24 present, representing 26 units
- Proxies-27, representing 30 units

**Quorum**

- Quorum established with 56 owners/proxies

**Introduction of Board Members**

- Board members Phil Foster, Zach Jakubowski, Tiffany Loman, Constance Tarantino in attendance

**Attorney David Firmin**

- Firmin held an open Q&A before the meeting and continued through the first 15 minutes to discuss grills and short-term rentals

**Minutes from 2018 annual meeting**

- Approved (1<sup>st</sup>-Zach J, 2<sup>nd</sup> Roger Wilkinson)

**Treasurer's Report**

- Accounts Receivable are in great shape with no outstanding issues.
- Review of the current operating budget-with 2 months to go, we are \$13k under budget with some extra projects planned
- Presentation of proposed 2019-20 budget-sent to all owners in July with budget deemed approved unless there is a meeting and 50% vote it down. Jeff is available to assist anyone that would like to do this.

**Old Business**

- Parking Permits-new system to start in the fall
- Sprinkler System-turned off east islands this year and will experiment with different water saving options on the east parking lot islands.
- Roofs: all buildings finished-no dues increase or special assessment. We have a great 10-year service warranty and 50 year shingle warranty.
- Xfinity Contract Signed for next 7 years. This is only for the exclusive use of the cables in the hallways.

**Manager's Report**

- Insurance reminder-Jeff reminded all owners to have a \$10k loss assessment rider along with a water and sewage rider.

**New Business**

- Declaration Update-discussion and input regarding changing the declarations to require all leases to be a minimum of 30 days. This was a continuation from the Firmin portion of the meeting and included a survey that was sent out to all owners. Allowing short term rentals will affect the HOA's FHA status and could adversely affect insurance premiums. This would require an amendment to the declarations and 66% approval of all owners, in order to pass. Board will discuss all options at first board meeting with new members.

All owners at the meeting were also polled with the following results: Question 2 (How shall the board proceed in regard to short term rentals?) *note: numbers in parenthesis represents vote of owners' present/survey sent in* A) Move forward with changing Decs (**20/12**); B) Do nothing (**9/17**); C) Trust to the Board (**0/6**)

- Insurance Discussion regarding grills on deck-continuation of Firmin discussion and the challenges the board is having getting insurance quotes. For the past three years, getting bids has become more difficult each year, we now have only a few companies that will offer quotes. The HOA could save \$11k off current premium and go with a top-rated national company if all deck grills are banned. HOA attorney, insurance company and property manager recommend banning all grills on decks.

Results from Question 1 on the survey (How shall board proceed in regard to grills on decks?) *note: numbers in parenthesis represents vote of owners' present/survey sent in* A) & B) ban grills (**17/20**); C) Do nothing (**13/6**); D) Trust board (**0/6**)

Board will discuss this at the next regular board meeting.

### **Board Member Elections**

- Terms Expiring-Phil Foster, Tiffany Loman and Zach Jakubowski
- Election of Board members: Phil, Tiffany and Zach were reelected for three years along with new owner, Kate Manzer, which will be a two-year term, replacing former owner, Shannon Post.

### **Date of Next Annual Meeting**

- Date for 2020 Annual meeting: August 12<sup>th</sup>, 2020 6pm

**Adjournment @ 7:35 pm**