

Sunridge at Avon DBA LiftView Condominiums

Board of Directors Meeting

Via Zoom

1/8/25 6:00 pm

1. Call to Order at 6:09 pm with reminder on Roberts Rules being strictly observed
2. Quorum established with Tiffany, Caitlin, Magdalena, Adrienne, Zach, Wes present along with manager Jeff and owner Ron Jones in attendance. Dave and Amanda were not in attendance and did not notify the board.
3. Owner Presentation-none at this time
4. 10/1/24 Meeting Minutes approved online
5. Financial Review
 - A/R-current AR is in very good shape other than C106 in collections and negotiating with the HOA attorney. The owner did request a payment plan for \$2K-4\$K per month until paid off. MOTION (W/C): The board will accept a \$3,000 per month payment plan until paid off, no longer than 6 months. The agreement should also require a full confession of judgment if any payment is delinquent. Agreement must be signed within 15 days of receipt. (ALL APPROVED)
 - Current Budget-2 months into this fiscal budget with some unexpected building repairs around the chase of A206 and D210.
6. Manager's Report-shed inventory update-Jeff checked both the power washer and hot water heater, both were new and only used once by Ricardo but were not winterized and leak when pressurized. HOA blower is in possession of Avon Property Management (APM) and used yearly for chimney vent cleaning. Two decks were repaired this fall due to leaking and during the repair around the fireplace chase, it was discovered that the wood sheet behind the stucco was rotting. All bad wood was removed and stucco was replaced after enclosing for heat retention, November had several kitchen line backups due to grease and handy wipes, 7 skylights were replaced along with anchors on all roofs for snow removal, Colorado has once again changed towing laws to require all signs to also be in Spanish. Will need to work with towing and booting company to update.
7. Old Business
 - EV Stations-East running smoothly with the exception of gas vehicles parking there, West station can be easily added in the future but will be a higher charge to complete than the east. MOTION (Z/C): Add a second charging station on the west side of the west garage, set up identically to the east station. UNANOMSLY APPROVED

- Lighting study- spoke with Bill Nutkins about lighting and covered parking, also in discussion with local and Denver lighting engineer/design companies. Jeff and Wes will work with Stan of AEC lighting so that he can come up with a proposal for the April meeting.
- Transparency Act-all members compliant but national injunction in place. Will update accordingly.
- Trash Doors-completely installed, will paint in the spring

8. New Business

- Rules and Regulations Proposed Update—15 (A) restates the declarations that give the board flexibility to re-assign reserved parking spots and 15 (D) change to 7 days. MOTION (W/M): Approve rules and regulation update as presented.
UNANOMOUSLY APPROVED
- Insulation in attics of E303, C307 and D302 to help with icicles, dams and decks-if this does not help, the next recommended step would be to fill the first four feet of foam in the roofs over the desired areas.
- Fire Blankets-at a cost of \$5 each, this is a very effective tool in putting out fires. They are also reusable. Jeff to put together a plan to discuss at the April meeting regarding requiring all units to have one. They can be installed during the fall inspection.
- Garage budget-the board discussed the current budget for the garages and the need to initiate a reserved for future painting and repairs. They will follow the accountant's advice regarding keeping the current amount \$330 (approx.) for the next year and evaluate at the end of the year. They also discussed the need to inspect all garages especially since the far east bank has seen a large jump in electric usage in the past two months. Jeff to follow up.
- Water Meters-slowly getting more challenging to get readings but it is not at a critical point. Jeff to continue monitoring and will be discussed at the annual meeting.
- Project 50-Community Garden upgrade discussed (Jeff to follow up with Chris), no need to update logo, covered parking will be presented to owners, rec path border will be investigated by Jeff, shed area ideas (bike locker, washing station, water capture/solar station/dog park/equipment and receiving room) will be considered at future meetings or as presented by Jeff.

9. Next Meeting-April 9th 2025 @ 6:00 pm

10. Adjournment at 8:33 (W/C)