

# Sunridge at Avon DBA LiftView Condominiums

## Board of Directors Meeting

Via Zoom

4/10/24 6:00 pm

1. Call to Order @6:06 pm
2. Quorum Established with Wes, Dave, Caitlin, Tiffany, Adrienne, Magdalena, Amanda and Zach present
3. Owner Presentation
  - Adrienne of E303 regarding E104 smoke out
4. Reading and Approval of 1/10/24 Meeting Minutes
  - Unanimously approved after removing get bids?
5. Financial Review
  - A/R-all current
  - Current Budget distributed to all board members with no questions
6. Manager's Report
  - Current Projects-installed new closets in each garage building, paint metal poles in parking lot, install new recycling doors, planning deck painting.
  - Spring/Fall Projects-community garden, gutters/roof inspection, restriping/parking lots, shed cleanout, drain cleaning, insulation (1 out of 30 already done).
7. Old Business
  - Insurance Claim Update-should be 100% complete by June and attorney still negotiating with insurance company in ongoing lawsuit.
  - EV Stations-discuss working with third party due to Avon code restrictions.
  - Reserve Study-first version complete, will finalize by annual meeting
  - Deck Sprinkler System-cost approximately \$300 per unit installed
  - Lighting study-annual meeting item
  - Storage Closets-completed
  - Drain Cleaning Contractor- third new company working great
  - Insurance Companies-State Farm appears to be the company that paid out the most and quickest.
8. New Business
  - LiftView Lease Requirement-approved via email and posted online. This removes the mandatory use of a LiftView specific lease while still protecting the HOA through required provisions, as required in the declarations.
  - Guest Parking -will lower the monthly limit from 10 to 7 (in the fall) and Jeff to monitor

short term rental trends and communicate with owners.

- Towing-due to new state regulations, towing company is afraid to impede at this time and the only enforcement we have is booting. This impacted our snow warning policy in the parking lot and could lead to abandoned cars stuck in the lot.
- New Contractors-we have added some new contractors and replaced some others. Maintenance, Roofing, sidewalk snow removal, roof snow removal, plumbing, electrical and park lot.
- Transparency Act-will go into effect with the next board.
- 2004-Jeff started his first week in LiftView 20 years ago and presented a rough list of things APM and LiftView has accomplished over these 20 years.

9. Next Meeting-June 12, 2024

10. Adjournment @ 8:04 pm (D/C)