

Sunridge at Avon DBA LiftView Condominiums

Board of Directors Meeting

Via Zoom

April 13th 6:00 pm

1. Call to Order @6:06 pm
2. Quorum established with Dave, Amanda, Kate, Connie, Caitlin, Zach and Magdalena present. Owners Vince Guercio with his wife Amy and Kevin Murphy were also in attendance along with property manger, Jeff Lineback.
3. Owner Presentation
 - Vince Guercio, owner E206 would like an electric hookup for his vehicle and has volunteered to work with Kate regarding setting this up for the HOA. The HOA will be adding an electrical line to the mainentnace shed and will confirm with the electrician about adding a 120 volt line for EV station. Jeff will also ask elctircian to speak with vince.
 - Vince alos requested to change the window to a door on his top floor of his 3bdr unit, facing into the hallway, across from D308. The board unanimously approved this request with the conditions that there are no objections from D308 owner and this room will not be used as a lockoff. If unit is used as a lockoff, the board will require the door to be replaced back to a window. Jeff has contacted the owner of D308 and she has no concerns or objecitons.
4. 1-22-22 Minutes approved via email
5. Financial Review
 - A/R-zero issues
 - Current Budget-plumbing, roof/chimney leaks and fire will impact current fiscal budget but we may be able to absorb by September.
6. Manager's Report
 - spring cleanup has started and will continue as weather allows. This involves raking lawn, checking gutters and vents, blowing parking lots and hallways and irrigaton startup.
 - backflow checks-previous contractor is no longer available and jeff is looking for a new plumber. Caitlin to recommend one.
 - tree trimming/removal-jeff has received a bid and will be walking the property to determine the scope and receive more bids
 - drain treatments-HOA will be doing monthly treatments through the summer with a mix of self treatment and assisted, more thourough treatment.
 - dog registratons-HOA will have some dog registration days coming in late spring

and summer

7. Old Business

- Maintenance garage-electric line to run in May and possible in accordance with EV station.
- Electric charging stations-Vince (E206) to offer assistance with Kate
- Chimney Flue upgrade-Jeff to meet with contractor to review project and maybe do a test section first

8. New Business

- Community Garden-website has been updated to direct all inquires to constance@liftviewcondos.com. Connie has stated that the 2 year leasing incentive was popular and secured half of the 18 plots. This has helped to build the community closer and will continue with the program. Kate has volunteered to change the compost bid in the garden on a weekly basis.
- Request to join board from new owner B102, Kevin Murphy. Board has one open spot from Phil Foster's early resignation. His three year term was up in August. There are also two other owners that have expressed interest in joining as well. The board has decided to wait until the annual meeting to fill this open position.
- Dave inquired about deck enforcement and Jeff indicated that there are currently 4 units with warnings and this will be a point of emphasis in the coming month during the daily walk arounds.
- Connie inquired about window washing and although the HOA has not done this in the past, the board was open to a contractor offering a group discount and working with the HOA for interested owners.

9. Next Meeting: July 13th 6:00 pm

10. Adjournment @7:30 pm M/Co