

Sunridge at Avon DBA LiftView Condominiums

Board of Directors Meeting

Via Zoom

July 13th, 2020 6:00 pm

1. Call to Order @ 6:03 pm
2. Quorum established with board members Zach, Tiffany, Magdalena, Caitlin, Dave, Connie, Amanda and Kate present along with homeowner Jennifer Reynolds and manager Jeff Lineback
3. Owner Presentation-Jennifer Reynolds of B211 inquired about damage done to her sliding glass door from the unit above. Dave Cote has provided his contact information and asked her to contact him anytime. Jeff has offered to help if they need any advice.
4. Reading and Approval of Previous Meeting Minutes-4-13-22 minutes approved via email
5. Financial Review
 - A/R-nothing over 60 days
 - Current Budget-with three months remaining, there is a \$24k deficit which is directly due to the extra plumbing issues, which were large one-time expenses.
 - 22-23 Fiscal Budget-discussion regarding the proposed 22/23 budget and whether to increase dues or run a tight budget. Due to high inflation rates and the desire to maintain the team of current contractors, the board would also like to give a 10% cost of living increase to its core contractors. Although the current budget can still absorb all increases without raising the dues, it will leave a very tight budget in building maintenance and landscaping. Zach proposed a \$20 per month increase and after further discussing, the board agreed to recommend the proposed budget with an approximately \$20 per unit dues increase that will go into the general budget and disbursed accordingly. Zach and Jeff will meet with Chris to determine the exact number for the two bedroom and three-bedroom units to reflect a total dues increase of \$39,600.
6. Manager's Report-
 - Summer projects-we have power washed all exterior walls, entry ways and garages, trimmed all trees and bushes, repaired broken D main pipe, repaired broken A112 main pipe, added a 20-amp ev charging station along with ac to the maintenance shed and three drain treatments.
 - Fall Goals-restripe lots, add ev station to west side, remove three trees, put final touches on ERWSD E building landscaping addition.

7. Old Business

- EV Stations-almost complete with 20-amp station by shed, Kate working on getting grants and electrician/charging stations for West and East stations.
- Chimney Stack Upgrade-will be doing a test stack before annual
- Window Washing-waiting for a bid from a contractor for entire HOA and individual units, by floor.

8. New Business

- Quarterly Dues Discount-will discuss and vote at the annual meeting
- Annual Meeting- Mailing to go out this week with Zach adding a president's letter to explain the proposed dues increase.
- Board Terms-Zach and Tiffany's 3-year terms are up with a total of 3 positions open. Both have expressed interest in returning.

9. Next Meeting-Annual Meeting August 10th, 2022 @ 6:00 pm

10. Adjournment @ 7:23 (K/A)