**Sunridge at Avon DBA LiftView Condominiums**

Board of Directors Meeting

Via Zoom

September 1, 2021 6:00 pm

1. Call to Order @ 6:02 pm

2. Quorum established with Zach, Magdalena, Dave, Amanda, Connie present along with manger Jeff Lineback

3. Owner Presentation-none at this time

4. 7-13-21 minutes approved via email

5. Financial Review

* A/R-one unit, C309 has appeared in the 60-90 day categorty and will receive a reminder letter from accounting.
* Current Budget-$9k under budget with one more month remaining in fiscal year.

6. Manager’s Report

* Remaining projects-rock borders, aspen tree spraying, painting reserved spots, asphault and concrete repairs.
* Safety inspections September 28- October 1will include flue and kitchen drain inspecitons. Will focus on decks this year.

7. Old Business

* Maintenance garage-will schedule adding water and electrical lines but have not been able to schedule Rios Construction and will look at other contractors, if necessary.

8. New Business

* Electric charging stations-Jeff to have Firmin send out procedure and applicable laws to the board so they can develop a policy and procedure for electic charging stations. Jeff wil also get preliminary information regarding the types of systems and requirements.
* Smoking Survey will not be done.
* Board terms-board discussed changing bylaws to address non-attendance by board members. The board has 4 meetings in addition to an annual each year. Meetings have been cancelled in the past, due to a lack of quorum or communication from fellow boardmembers. Motion to change the bylaws (Zach/Magdalena): If any boardmember missies two or more meetings during a fiscal year without providing at least 24 hours notice to the board via email, then they will be considered resigned from the board. (unanimousily approved)
* Garage violations-the HOA has received multiple complaints regarding screws being left outside of the west garage bank by outside contractors that two garage owners have rented to. The HOA does not allow any parking or garage space to be leased to an outside entintiy and Jeff will follow up with any violations.

9. Next Meeting: January 12, 2022 6:00 PM

10. Adjournment @ 7:30 pm (A/M)