

SUNRIDGE AT AVON
DBA LiftView Condominiums
Homeowner Association Annual Meeting Agenda
Wednesday, August 9th, 2023, 6:00 pm

5:30 Pre-Meeting Q&A with Attorney David Firmin

Roll Call @ 6:03 pm

- Owners present: 35
- Proxies verified: 23

Quorum

- Verification confirmed with a total of 57 owners and proxies.

Welcome by HOA Manager Jeff Lineback-Jeff welcomed and thanked all owners for attending what should be the 44th annual meeting.

Introduction of Board Members- Zach Jakubowski, Caitlin Yarger, Tiffany Boeh, Magdalena Nopper, Dave Cote, Amanda Buck, Wes Butero and Adrienne Haydou

Minutes from 2022 annual meeting

- Approved without any changes (Z/Am)

Treasurer's Report

- Accounts Receivable-one unit has reached the over 60-day category and is being addressed through the HOA collection policy by the accountant.
- Review of the current operating budget-currently \$20k over budget as of 6/30/23, with three months left in the fiscal year. \$13k of this is from the insurance increase that occurred mid-budget and \$16k is from the water billing 30-day lag. Most other charges were at or below budgeted amount with a good chance of the overage washing out by the end of the fiscal year, which is September 30th.
- Presentation of proposed 23-24 budget-budget was sent out to all owners with the annual mailing and owners have 30 days to call for a meeting to reject the proposed budget.

Old Business

- EV Charging Stations-Jeff working with an electrician, software and charging stationing companies along with Holy Cross to get electrical to the West garage charging station. This process involves working with Holy Cross to get final approval of the location of new transmitter station. We are hoping to have this installed by the spring. The HOA has decided on the software and charging stations and will be able to move forward once the electrical is approved.

Manager's Report- A very busy year with many projects completed including Parking lot reseal and restripe, ERWSD finished the east land expansion and fencing along with multiple tree planting. Upcoming projects include annual inspection, tree cutting and removal, building and gutter repairs.

New Business

- Parking lot repairs-scheduled for fall
- Discussion regarding types of insurance coverage options
- Outdoor Lighting-board to discuss at upcoming meetings.
- Insurance Assessment discussion

Board Member Elections

- Terms Expiring- Dave Cote, Caitlin Yarger and Magdalena Nopper (all have expressed an interest in serving 3 more years)
- Election of Board members -4 positions available (3-three-year terms & 1 two-year term)
Dave, Caitlin and Magdalena have retained their three year terms and Elizabeth Gunther has volunteered for the 4th open position, which is a one year term.

Open Forum-Phil Foster inquired about asking the HOA insurance company about getting a discount if loss assessment is a requirement (Jeff to follow up),

Date of Next Annual Meeting

- Date for 2024 Annual meeting: Wednesday, August 14th 6:00 pm

Adjournment@ 8:02 pm