

SUNRIDGE AT AVON
DBA LiftView Condominiums
Homeowner Association Annual Meeting Agenda
Wednesday, August 10th, 2022, 6:00 pm

Roll Call

- Owner's present-41 owners signed in via Zoom
- Inspection and Verification of Proxies-21 proxies submitted with 11 to the president, 6 to Jeff Lineback, 3 to Linda Wells and 1 to Amanda Buck

Quorum

- Quorum established with 61 total units represented. Meeting started at 6:36 pm

Welcome by HOA Manager

- Lineback thanked all owners for attending the 42nd annual LiftView meeting. This is his 19th annual, and he expressed his gratitude to all owners and board members for the continued support over the years.

Introduction of Board Members

- President Zach Jakubowski, Treasurer Tiffany Loman, Secretary Cailin Yarger, Constance Tarantino, Amanda Buck and Dave Cote in attendance.

Minutes from 2021 annual meeting

- No changes suggested and minutes unanimously approved. (Jakubowski/Loshak)
- Jeff to post online ASAP

Treasurer's Report

- Accounts Receivable-no units are in the 90 day category with 2 units in the 60 day category. Those units were sent reminder letters from the account, who must follow the HOA collection procedure, which will be updated due to recent changes in the state legislature.
- Review of the current operating budget- budget is \$30k over due to \$39k overage in plumbing. There were two major repairs (main line behind B and kitchen line in A112) that were absorbed along with \$9k in back valve repairs. The HOA does not anticipate any major repairs going into the next fiscal year and that budget has been increased to \$10k, a 30% increase primarily due to local plumbing increases.
- Presentation of proposed 22-23 budget and discussion/vote regarding dues increase-budget reflects a 10% across the board cost of living increase for all primary contractors. There is also a 20% increase in recycling and 10% increase in water. The current budget could absorb these increases without a raising dues, but that will require cutting back on maintenance and landscaping, which is not advisable. The board is proposing an average of \$20 per unit, per month increase that will be used to fund the general budget. Any unused portion of this amount automatically goes into the reserve fund. This would go into effect 10/1/22.
- Vote to approve dues increase and 22-23 budget: 50 yes, 9 No (at most, as 2 voted no and 3 proxies were available from Wells and 2 two-unit owners could have voted no). **Dues increase and budget passed with at least 85% owns approving**

Old Business

- none

Manager's Report- Very challenging year with 6 units affected by fire, 15 units affected by roof leaks and many more with various plumbing and water issues. The HOA saw a big jump in short term rentals with most new owners taking that route. There has been a slight increase in the number of boots and reserved parking violations but nothing else has been prevalent at this point. ERWSD will

be increasing costs by 10% this upcoming year, bringing total increases since 2015 at 50%. There will be three new state mandated collection procedures that the HOA attorney will be completing shortly for board approval.

New Business

- EV Charging Stations- HOA will be adding three stations in the next year, with one in the west coming up first, as this side does not need a transformer upgrade. They will be located to the North of each garage building, which has 10-12 spaces that can be used for low impact charging of electronic vehicles. The HOA is still considering hardware and software but will prefer a system that allows the user to pay the HOA directly as opposed to charging owners. The east side will need a transformer upgrade and board member Kate Manzer is working with multiple agencies to get as much grant money as possible as we should be able to fund this 100% through grants. Any owners that wish to participate in the decisions that will be coming are advised to attend future board meetings as they will be discussed there.
- Discussion/vote regarding reinstating the penalty for not paying dues on time-The HOA temporary suspended the penalty of losing the quarterly discount if dues were late. This started at the beginning of the pandemic and was designed to take some pressure off owners. After some discussion regarding benefits of keeping and Jeff's opinion that this has been an overall minimal impact on collections, the owners voted overwhelming in favor of reinstating the penalty for not paying dues on time. This will start on 10/1/22 and jeff will communicate this to the accountants and all owners.

Board Member Elections

- Terms Expiring- Zach Jakubowski and Tiffany Loman. Kate Manzer has also decided to resign due to moving out of the area.
- Election of Board members -4 positions available with three of them being a 3-year term and Kate's replacement being a one year term.
- Zach and Tiffany expressed interest in staying on and owners Kevin Murphy, Wes Butero, and Andrienne Hydu also expressed interest in joining the board.

Date of Next Annual Meeting

- Date for 2023 Annual meeting: Wednesday, August 9th 6:00 pm

Adjournment at 9:01 pm (Tarratino/Buck)

*Board Member Special Meeting
10/11/22 9:02 pm*

In attendance: Zach, Tiffany, Caitlin, Constance, Amanda, Dave, Wes, Adrienne and Kevin

The board unanimously approved the 22-23 meeting dates of: 10/5, 1/11, 4/12 and 6/14. All times 6pm

The board unanimously approved the officer positions: President Zack Jakubowski, Vice President Kevin Murphy, Treasurer Tiffany Loman, Secretary Cailin Yarger

Adjourned at 9:15 pm (Z/C)