

**Sunridge At Avon
DBA LiftView Condominiums
Homeowner Association Annual Meeting
Thursday, August 7, 2014 6:00pm
LiftView Picnic Area**

Roll Call

- Owners present sign-in
- Inspection and Verification of Proxies

Quorum

- Verification

Welcome by Board President

Introduction of Board Members

Minutes From August 8, 2013

- Reading and approval - there is a mistake re: screens. Majority votes to require windows. Change to screens. JEFF will make the change. DAVE: motion to approve with changes noted. CHRISTINA 2nd. All in favor. **Motion Passes.**

Treasurer's Report

- Review of final 2013/14 Fiscal Year - We did go over budget last year. Big plumbing issue - 15K repair in c110 under kitchen floor. We are beginning to see more plumbing issues. 8-10 sections replaced 4-5 yrs ago. Board has a 5 year plan to replace all sections remaining. 30 total. 10 finished. 20 to go at 4-5 per year. Approximately 15 or so yrs ago acid was poured down drains to clear them out and that has contributed to current issues. This will be a capital improvement and separate line item on future budgets. In the past price has been 8-10K avg. We used a new contractor this time who did it in 3 days at just under 7K. New contractor should be able to become even better and more efficient with future repairs.
- Accounts Receivable - 2 issues currently. 1 has already made payments. State law allows up to 6 mos of dues to accrue before we can file a lien or go into collections. We are proactive and currently contact owners at 30, 60, 90 days to try and work out a payment plan. Due to this procedure, we are looking good.
- Review of the current operating budget - fiscal year end Sept 30. As of July we are 5K under budget. There will be no dues increase. Extra projects will fall into that 5K surplus. Plumbing repair is on this budget but will be moved to capital improvement so we are actually better than 5K. *Question about gutters.* Many are dripping down deck or down stucco. Over 20 need to be realigned. It is not too difficult and will be done in the fall. Preliminary budget for next year Oct 1 start. No increases, we were able to shuffle around a few categories. Boosted water up. The cost of water has gone up 7.7%. Typically goes up 3-10%. Avg spent is 125-130K so 7.7% is big jump. New sprinkler heads saving a bit. Anticipating water cost will go up again next year. Trash removal. Honey Wagon upgraded to single stream recycling with cardboard. Due to the increased amount of recycling in our bins, we have doubled amount of pick ups. To off set that cost, we are micro-managing trash pick up. Trying to go 18 days instead of 14 days to save there. so the total cost evens out. *Question about garage repair.*

Clarification that garage is the trash house. Jeff discussed the cleaning schedule for the trash house. *Question regarding insurance.* We are one of the only complexes whose ins has gone down twice. All local HOA's had a 20% increase last year. Farmers was going to increase us 20% then drop us 3 months after the increase. Allstate agreed to take us at a 20% less cost and lowered us another 500 this year.

Old Business

- Plumbing issues - covered above
- Declaration update - finished and posted on website. In place April 2014. This was a 10 year process. Thank you to Joe and Peg for their work. There are a couple issues to cover later in this meeting. The goal of the decs is to give the board as much flexibility as possible to reflect current trends and laws.
- Screens - this week we have all but couple units in compliance. Over 80 screens were made, installed and charged to owners at under market rate.
- Other

Manager's Report

- Projects completed - landscaping additions, comment boxes. We are at the end of our 2015 plan to install bushes, rocks, drip line. East side of c bldg mulch and outline. Most of the big improvements are finished. Focus now on maintaing and keeping beautiful. Our entry garden has all perennials. Great work Peg. Comment boxes are in both garages to collect suggestions and ideas. We also put one on each door. Additionally, residents and owners can go online and comment. Jeff checks 1x/week and responds if there is contact info.
- Remaining 2014 projects - power wash buildings. We should finish this week. Cleaning buildings, hallways, decks. Paint entry ways to be finished this week. We will paint 1st level going up and down - railings and walls. Also doing stucco repairs and gutter repairs in September. There are a number of decks in need of repair. Letters going out to owners to avoid causing damage to units below. Jeff will send letters and work with owners on best way to repair. *Question from owner* is there a timeline that we are trying to enforce. Yes. We are giving 30 days max for owner to repair then association will repair and bill owner.

New Business

- Length of Lease - new declarations omitted a clause that owners wanted in. Jeff believes it was erroneously omitted by attorneys. Initially we had minimum 30 day lease to eliminate nightly rentals. This hurts our FHA status if we are considered a complex that allows nightly rentals. We can amend this clause if owners want it. Board will do the leg work. Pros and cons are listed on handout. Jeff's experience is that overnight renters are not happy with our neighborhood complex and people living here are not happy with overnight renters who do not have the same mindset as someone who lives here full time. Tends to be a clash of different lifestyles. Overnight renters are not aware of rules and it is difficult to convey them to each overnight renter. Nancy (owner) sent letter to object to this as she is an out of town owner who's long term renters are dealing with this situation often and are not at all happy. We are aware of 3 units who rent nightly. This issue was not addressed in old decs. We currently have FHA approval and it lasts about 2 years. Jeff is told we are due soon. Jeff has heard we are at risk currently. He thinks if borrowers thought there was a clause that allowed short term nightly rentals that we would be hit. Dave disagrees that it fell through the cracks. He says Hindman Sanchez brought it up. We have approximately 150 owners. He thinks we need to represent all the owners. Absentee owners have right to generate income. City of avon allows it. Owner present at meeting lived here 5 years and moved to Denver. Her renters have revolving door

upstairs and they can't stand it. There are new people every week. She understands and appreciates need to generate revenue. However it is not good for our condos as a whole to live here and have a hotel above you. Phil believes a safe philosophy is to have safe community. Owners have a stronger sense of community. Jeff reminded everyone that if you rent out your unit they have to be on a LiftView lease. Even if nightly rental, they need to have a LiftView lease for our protection. Joe says there is a way around it. In situations when Jeff needs to know if lease is up. If we want to change the decs, the process is a 90 day window. We send out notices to all owners asking if they are in favor or opposed. 67% need to be in favor. That is 110. We can change a rule with vote of the board but it can't violate the decs. We can put a rule out today. *Owner speaking on behalf of her current renters.* This is a weekly problem for her owners. Calling owners of unit in question doesn't help because owners can be difficult to contact and since they are not here, sometimes they don't care. In this situation, the problem is that her renter doesn't want to give an official complaint so LiftView couldn't issue any fine. Christina mentions the more rules we put in place the harder it is for owners. Show of hands for short term or 30 days and over. Phil asks should we limit the lease to 30 day minimum? **Owners voted no.**

- Water meters - individual water meters would cost approximately \$250 installed. They would be wireless with radio frequency that would download usage to a laptop. Cost of water would be added to quarterly dues. Jeff sees no financial benefit to HOA immediately. 40K to install and not getting any back. People will know their usage patterns. Joe in favor - it will benefit us because there could be a water leak under ground and we can not currently detect it. If we did individual meters we would know exactly what our irrigation water is and we could detect immediately a leak. Water went up and will continue to go up in the future. Jeff - one way to structure this is \$50/month goes to Capital Reserves. We could decrease dues \$20 or \$30 and use the rest of the \$50 as a built in savings. It's a way to save more money without raising dues. Water averages 3-10% inc each year. This year 7.7%. *Owner points out* 120K for water in budget and will def go up. Is there maintenance on meters? 15 year warranty. Battery lasts 15 yrs. If it breaks technically it's in your unit. Owner would have to pay plumber to do the work but unit is warrantied. Plumber can install approx 2/hr. Jeff thinks the best unit measures in 1 min increments. Most measure in 1 hr increments. *Owner question* is it independent monitoring? We get bill from Eagle River and we have to divide it up to each owner. Is there a way to monitor irrigation? Jeff says yes and no matter what, we should do that. Fairly easy. Cut line. Install device. How would we pay for that? Dues decrease possibly. We could structure a dues decrease between \$10-\$50, depending on how much we want to put into our savings. No special assessment. No dues increase. Saving money. Meters cost approximately \$190 and installation approximately \$60. At 165 units the individual burden would be about \$727/year for water. Jeff thinks avg cost is \$10-15/person/month. We would bill 1x/qtr as extra charge with dues. Discussion around ACH. Could have working number that is paid and gets corrected at end of year. Show of hands for those in favor. **Meter installation passes.** Board will discuss and give plenty of time for people who have leases to change the appropriate information.
- Hallway lights - Regarding our current 4 pin compact fluorescent light bulbs. 5 years ago they were energy efficient and top of the line. Today, LED lights are lower cost and lower maintenance. We pay 3-4K/year for bulb and ballast replacement. Bulbs are getting harder to find and possibly becoming obsolete. LED goes for 24 years with no change and no maintenance. Sunridge has LED and spends no money on bulb replacement. *Owner suggests replacing 1 bldg/year. or 2 bldg/3 years.* We have a sample model that cost \$89 dollars and shines 1000 lumen. It's relatively good. Sealed. No bugs in. No bulbs gone (people have often taken bulbs in the old lights when they were not pinned in). A better looking light would cost

about \$50 more. \$2000 to install all hallways. *Owner asks about town light pollution.* We will comply. Will holy cross refund us? We should do life cycle cost analysis. We spend \$8K on electrical bill. Jeff thinks 1000 lumen is enough. We have 200 lights. *Owner requests to see total cost to install all at once and savings including payback time.* Jeff is thinking approx \$29K install. Thinking we will change parking lot lights as ballasts go out. Show of hands on in favor of replacing current lights with LED lights. **Light conversion passes.**

- Seasonal tree lights - we did not cover this.
- Parking - With the new decs we have option for assigned and/or garage parking. Town of Avon gave green light to assign parking no restrictions. New decs state that any car illegally parked in our lot must have 72 hour notice before we can remove it or boot it. Board thinks this places undue stress on lot especially in winter. In one version of decs the 72 hour requirement got added. Do homeowners want to keep it as is or stay with 72 hour requirement? Jeff, Phil and John have agreed to get it changed if owners want it. Owner thinks board should be able to manage lot during special events. Jeff says we have flexibility in rules and regulations. Jeff thinks we can get 110 votes within 60 days. Owner thinks we should change the rule and work on changing decs. Owner question about gated parking. With assigned parking, an owner can order tow immediately without waiting 72 hour. There are many logistics associated with parking. Poll in favor of 24 hour parking rule. **All in agreement.** Owner asking about garages. Jeff anticipates next board will need to address this issue soon.
- Other-fire extinguishers - Jeff talked with fire department and it was recommended that a 3 lb extinguisher is best. Almost anyone can use it. Get one that is IC rated and good for kitchen, wood and grease fires. Recommended to have a couple strategically placed in each unit. Newer extinguishers last 6 years. **Please always check your extinguishers.**

Board Member Elections

- Terms expiring-Christina Gosselin, Shannon Post, Dave Cote - all 3 want to stay on. Theresa Scala interested. Not present at meeting and no proxy given. No objections to 3 board members continuing. **Same board will remain.**
- Election of Board members

Open Forum

Owner requests bike/stroller storage if we decide to do garages.

Date of Next Annual Meeting - People like this format. Outside and Thursday evening. **August 6, 2015.**

Peg motion to adjourn. Owner Ben Christy 2nd. All in favor.