

Sunridge at Avon DBA LiftView Condominiums

Board of Directors Meeting

Via Zoom

April 9th, 2025 6:00 pm

1. Call to Order @6:05
2. Verification of Quorum -confirmed. See AI notes
3. Owner Presentation-none at this time
4. Reading and Approval of Previous Meeting Minutes-1/8/25 minutes approved digitally
5. Financial Review
 - A/R
 - Current Budget
6. Manager's Report-upcoming projects (parking lot maintenance, door painting, roof inspection, parking stripe touch up/EV spot, community gardens?, monthly drain treatments, garage inspections), motorcycle parking enforcement (pre-emptive)
7. Old Business
 - EV stations-west charge up and running as of 3/17/25
 - Attic insulation-two units (D302 and C307 tested in January)
 - Light update-Engineer proposal, electrician option.
 - Transparency Act-still in limbo
 - Fire Blankets-blankets 165*\$5= \$825 + ? for intall
 - Garage inspections-end of April
 - Water Meters-slow decline continues. 9 units unable to provide readings in March, spending twice the time and increasing each month.
8. New Business
 - Covered Parking-discuss proposed options/shed possibility
 - Parking Enforcement Challenges
 - Community Garden-garden is aging out and direction from the board will be requested
 - Garage Message Board-could design and install for ½ regular cost
 - Kitchen drain discussion/heavy water usage tier rate
 - New Pest Control Contract-Repel Pest Control
 - Recycling upgrade-one hour per day (\$11,700)

9. Next Meeting-June 11th

10. Adjournment @7:35pm

Meeting summary for LiftView Regular Board Meeting (04/09/2025)

Quick recap

The board meeting focused on various topics including covered parking designs, a non-negligent scenario involving a unit owner's shower leak, and the accounts receivable. The meeting also covered ongoing maintenance tasks, the installation of fire blankets, upcoming garage inspections, and the potential implementation of water meters and leakage detection systems. Other discussed topics included the proposal of a digital board in the parking lot, the continuation of the community garden, recycling challenges, and parking issues.

Next steps

- Board: Make final decision on cellular vs. radio signal water meters after receiving cost analysis
- Jeff: Get pricing and options for both radio signal and cellular water meters, including installation costs, to present at the next meeting
- Board: Determine cost-sharing structure between HOA and owners for water meter replacements
- Jeff: Forward Eagle River Water's tiered pricing system information to implement a similar structure for internal water billing by October
- Jeff: Install fire blankets in units if insurance benefits are confirmed, using magnets near refrigerators instead of screws
- Jeff: Conduct garage inspections during the third week of April
- Jeff: Create a proposal for installing a digital message board in the garages, including costs and technical requirements
- Jeff: Work with Darwin to paint doors once weather becomes more consistent
- Jeff: Work with maintenance to check and repair the underside of Wes's deck that was missed during painting
- Jeff: Work with Darwin to assess the current state of the community garden and determine necessary repairs for this season
- Board Members: Review and consider testifying regarding the booting legislation at the Senate hearing
- Jeff: Work with Repel Pest Control to implement the new pest control strategy
- Jeff: Research alternative water meter providers beyond Metron Fournier for competitive analysis
- Jeff: Send garden design links to Nick and coordinate a walkthrough to discuss future garden plans

- Jeff: Follow up with Nicholas regarding deck construction options for his unit
 - Nick: Join the community garden committee to help with future garden design plans
 - Jeff: Send meeting minutes to all attendees by the end of the week
-

Summary

Board Meeting Discusses Parking Design Options

The board meeting begins with a quorum present, including new owners Nick and Warren from unit 104. Jeff, the meeting leader, welcomes everyone and sets expectations for owner participation. The meeting starts at 6:05 PM, with Tiffany leading the agenda. Some members, including Amanda and Adrian, have time constraints, so Jeff suggests addressing key items first. The board plans to discuss covered parking designs, with two options under consideration: one with interior posts and another with both interior and exterior posts, the latter being more expensive but potentially better for snow removal.

Non-Negligent Leak Case Discussion

Jeff presents a situation where a unit owner's shower leaked inside the wall, causing damage to the unit below. The owner was unaware of the leak and fixed it promptly once notified. The board discusses whether this constitutes negligence, as per their insurance policy and declarations. After deliberation, the board agrees that this is a non-negligent scenario, as the owner had no way of knowing about the leak and addressed it immediately upon discovery. A motion is made and seconded to consider this a non-negligent case. The board also reviews the accounts receivable, noting that one owner with outstanding payments is making progress according to their agreement, while another owner's lack of payment is concerning and may lead to collections if not addressed soon.

Liftview's Balance Sheet and Maintenance Tasks

Jeff reports that Liftview's balance sheet is the best it has been in over 20 years, with the accounts receivable looking particularly strong. He discusses ongoing maintenance tasks, including parking lot maintenance, door painting, roof inspections, and monthly drain treatments. Jeff also addresses the issue of motorcycle parking, stating that motorcycles must now be registered and parked as regular vehicles. The board discusses the newly installed EV charging stations, which are functioning well and being used by residents. Jeff mentions that attic insulation has been installed in some units, with mixed results in terms of energy savings. Lastly, he recommends addressing lighting issues on an as-needed basis rather than pursuing a comprehensive lighting engineering study.

Fire Blankets and Water Meter Upgrades

Jeff updates the board on fire blankets, which have increased in price from \$3 to \$5 each. He suggests installing them in units, potentially using magnets to attach them to refrigerators near stoves. The board discusses the impact on insurance premiums and

agrees to proceed with installation if it affects insurance rates. Jeff also informs the board about upcoming garage inspections and improvements in water meter readings. The group then discusses replacing the aging water meters, comparing radio signal (\$350) and cell signal (\$500) options. The cell signal option offers more features and owner access to usage data. The total cost for replacement is estimated at around \$60,000-\$65,000, and the board considers using reserve funds or a special assessment to cover the expense.

Water Meter Implementation Discussion

The meeting focused on the potential implementation of water meters and leakage detection systems in the association. The board discussed the possibility of owners taking on some of the costs, with Amanda suggesting a split responsibility between the owners and the HOA. Jeff proposed getting prices for different models and considering a partial owner responsibility. The board also discussed the potential benefits of these systems, such as increased water usage monitoring and potential cost savings. The next steps include researching different meter providers and considering the implementation of a message board in the garages.

Digital Board for Parking Lot

Jeff proposed the installation of a digital board in the parking lot to display messages about recycling, trash, and other important information. The board would be connected to a computer and could be personalized or generic. The team agreed to the idea and Jeff will prepare a proposal for further discussion. Regarding the parking covered parkings, the team decided to go with the minimal poles option for ease and simplicity. Lastly, Jeff mentioned the need for support in updating the booting laws in Colorado to help with parking enforcement challenges.

Community Garden Planning and Repairs

Jeff proposes to continue the community garden for this year while planning for a new approach next year. He will have maintenance assess available garden spots and necessary repairs, providing a quick estimate. The board agrees to this plan, with the intention of rethinking the garden's location and structure for the future. They discuss the possibility of having multiple smaller gardens around the property instead of one large area. Amanda suggests setting a spending limit for repairs, considering the potential for a better solution next year.

Avon Recycling and Parking Updates

Jeff provides an update on recycling challenges and potential solutions. The town of Avon is working with the community on education efforts, including plans for a recycling event in the spring. Jeff presents an option to add dedicated recycling sorting to the maintenance contract at a cost of \$11,000 per year, but suggests trying other approaches first, like using the message board for education. He also mentions a new pest control company has been hired with a different philosophy focused on prevention. The group

discusses parking issues and the current permit system. Jeff encourages residents to use their allotted permits and mentions there is some flexibility to work with residents on booting fees in certain situations.