

Sunridge at Avon DBA LiftView Condominiums

Board of Directors Meeting

Via Zoom 10/1/24 6:00 pm

1. Call to Order @ 6:08 pm
2. Quorum established with Tiffany, Amanda, Wes, Zak, Caitlin and Magdalena present. Dave was available via phone. Also owners Ron Jones and Scott Miranda in addition to manager Jeff Lineback.
3. Owner Presentation-Scott Miranda spoke discussed the insurance claim and reserved parking procedure
4. Reading and Approval of 6/12/24 Meeting Minutes-approved (C/A)
5. Financial Review
 - A/R
 - Current Budget
6. Manager's Report
 - Cleaning Contract-the board approved Jeff to finalize the US Cleaning contract and not use Bella Services moving forward.
 - Inspections-all units inspected with two units not being able to enter due to digital only lock. Jeff to work follow TJ's advice and send a letter to the owners regarding the HOA's attempts and concerns. Also, the board requested that the chimney cleaners clean all fireplace inserts in the future, regardless of what the owner states regarding use.
7. Old Business
 - Insurance Claim- MOTION- The board intends to replenish as much of the reserves as possible with the insurance settlement and will evaluate all other options afterwards.(A/T)
 - EV Stations-East installed, waiting for software to be activated. West garage will host the west EV station with the ability to reach 3-4 units.
 - Deck Sprinkler System-installed with no special assessment
 - Lighting study-will get engineer bids for January meeting
 - Towing-under contract with Affordable Towing
 - Transparency Act-all members compliant
 - Trash Doors-ordered for late October delivery
8. New Business
 - Summer projects/goals-to be discussed at January meeting
 - Tiffany stated that future meetings should be run in stricter accordance with the meeting agenda and only allow owners to speak during their pre-approved time. Jeff will follow up with future meetings to ensure consistency.

9. Next Meeting-January 8, 2025 @ 6:00 pm

10. Adjournment @7:28 (A/T)