

Sunridge at Avon Phase 2 Homeowners Meeting Avon Town Hall

December 13, 2008 5:30 PM

Attendance: 59 units represented in person or by proxy

Minutes: Minutes of the 2007 meeting are read and approved.

Officers Report: The treasurer reviews financials. The Association is on strong financial footing thanks to the Homeowners. The Association does not have any units in foreclosure or seriously behind in assessments and the Association has over \$200,000 in reserves.

Last summers project was to build new dumpster enclosures and install gutters on some of the buildings. The dumpster enclosures are done and the association must have bear proof Dumpsters. The gutters will continue to be evaluated and installed.

Committee Reports: Steve Lay reports on pest control. The Association hired Orkin to treat every unit in January 2008. This was done with the exception of about 5 units. The Board changed the pest control program after discussions with Terminex. The board hired Terminex to treat the outsides of the units on a regular basis and inside the units as needed.

Nick Antuna reports on the Parking lots and the booting program. Nick explains that in response to Homeowners complaints about not having parking available to them, the board hired the booting company Nick owns. The booting program started in August and has been very successful in getting rid of unauthorized and illegal vehicles parked in our lots. The Homeowners present voice support for the program. One homeowner does suggest that the Association should show consideration to homeowners who have been booted. Rich Barnes states that homeowners can come to the board for consideration not only about Booting but about anything else that may be a problem.

Election of Directors to the Board:

Nominated to serve: Andrea Messier, Ryan Mahoney, Steve Lay, and Rich Barnes

Vote tallies: Andrea Messier 11 Ryan Mahoney 48 Rich Barnes 50 Steve Lay 50

Elected: Rich Barnes Steve Lay Ryan Mahoney

Unfinished or New Business:

1. Pedestrian sign at intersection of West Beaver Creek Blvd. and Highway 6.
2. Possibility of planting trees next to O and R buildings.
3. Possibility of redoing the rear entrances to buildings.
4. Snow shoveling rear entrances.
5. O building sewer problems
6. Concerns about foundations

Adjourn: 5:30 PM

Sunridge at Avon Phase 2 Board Meeting

Attendance: Jonathan Rosman, Richard Barnes, Steve Lay, Nick Antuna, and Shawn Primmer

Minutes of last meeting approved.

Old Business: Shawn informs board that the Orkin pest control is working with mixed results. Orkin has been coming in on a regular basis, but we are still having problems with bed bugs in a few units. Board agrees to contact Terminex and investigate using another exterminator.

Treasurers Report: Richard Barnes makes motion to accept 2008-2009 budget as presented to board. Motion passes unanimously.

Date for annual homeowners meeting set for December 13th, 2008.

Adjourn 7.30

Sunridge at Avon Phase 2 Board Meeting

Date: April 15, 2008

Avon Public Library

Attendance: Shawn Primmer, Jonathan Rosman, Nick Antuna, David Suarez, Phillip Van Buren, Rich Barnes, and Dennis Havlik.

Approval of last meetings minutes: unanimous

Manager's Report:

Bugs: Discussion about who is responsible for the cost of bug remediation.

The

Association was to pay for a one time per year treatment by Orkin.

Whether the cost of

further treatments will be paid by individual owners or the Association will be

determined on a case by case basis.

Dumpsters: Motion to accept the bid from Jim Dailey. Motion passes unanimously.

Parking: Board agrees to put up signs at the entrances to the project and pay for

the booting company to also put up signs. The association is going forward with issuing

new parking permits.

Building A roof leak being addressed.

Gutters : Shawn is to identify positioning of gutters and prices.

Next Meeting: May 26th 5:30

Adjourn: 7:00PM

Sunridge Board Minutes

02-13-2008

Avon Town Council Chambers

5:30 PM

Attendance: Nick Antuna, Rich Barnes, Steve Lay, Dennis Havlik, and Shawn Primmer

Approval of minutes: Board minutes Dec. 8th approved.

Election of Officers: By unanimous vote: Phil Van Buren: President, Jonathan Rosman:

Vice-President, Richard Barnes: Secretary, Treasurer

Treasurers Report: Units in arrears. H102 Vargas, I204 Curreri, M101 Klonoski, M102

Archeleta. Action: Secretary will mail courtesy letters to these homeowners.

Pest Control: Association paid for bug spraying. The Association will only pay once a

year. The next spraying will be Oct. of 2008. The owners of the three units with cockroaches will be informed.

Dumpster Enclosures: Todd Horn is to review bid and project. Estimated time for completion, 4th of July.

Parking: Board accepts increased costs of snow removal. Board agrees to arrangement

with AAA Booting to boot and tow cars in parking lots. Board agrees to place two signs

at each entrance and other signs inside property notifying people of the Associations

intention to tow or boot any unauthorized vehicles. Board authorizes the management

company to issue new parking passes during the month of May. Board approves commercial vehicle parking request from O-101 Sanchez: Blue ford f-150 co 2351ww.

Next Meeting: April 9th 5:30 PM Avon town council chambers.

Adjourn: 7:30