

**Sunridge at Avon Phase 2 Homeowners Meeting
December 11, 2010
Avon Town Council Chamber**

Attendance: 56 Homeowners in person or by Proxy

Last years minutes read and approved

Reports of Officers: Financial Documents reviewed. The financial health of the Association is good. The only capital expenditure the Board sees is the painting of the buildings, which will happen in 3 to 4 years. We discussed the price of replacing all windows and doors.

We did discuss the selling price of our units, which has dropped about 45%.

Unfinished and new business:

Discussion about the replacement of windows and sliding glass doors: The Board realizes that Homeowners want to replace that existing windows and frames. The Association does not have enough money in reserves to replace all the windows and doors. Individual Homeowners can replace windows and sliding glass doors as long as they meet the parameters already established by the Board.

Plumbing problems persist. Homeowners are responsible for the cost of any damages created by a water leak originating in their units.

The Association is continuing to address sewer problems. We are paying to have the vents cleaned every year.

Discussion about curb appeal: Julie De Sevo talks about the world ski championships in 2015. The board will look into the cost of painting window frames. Also this spring we will try to clean up the cables running to the satellite dishes. We will also try to work with installers to make their installations neater.

Discussion about Parking: Unanimous support for the booting program.

Election of Board: Nomination for the Board: Jonathan Rosman, Nick Antuna, David Suarez, and Dennis Havlik are nominated and elected unanimously.

Adjourn: 6:30