

Sunridge Board meeting
September 19, 2011
Avon Town council
5:30 PM

Attendance: Rich Nick Shawn Jonathan Steve Ryan Dennis Absent: David

Proposed 2011-2012 budget approved

Old Business: Dry Vents Action: approve cleaning

Lighting fixtures: still looking into pricing Action: table

Collections: Steve will review collection procedures.

Agave: requesting parking Action: denied

Date of annual meeting set: December 10,2011

Adjourn: 6:30

Sunridge Board Meeting
March 25,2011
Avon Town Council Chambers
5:30 PM

Attendance: Steve Lay, Ryan Mahoney, Dennis Havlik, Richard Barnes, and Shawn Primmer

Absent: Nick Antuna, David Suarez Jonathan Rosman

Approve minutes Sept. meeting: Minutes approved

Election of Officers: President: Steve Lay, Vice-President: Jonathan Rosman, Secretary
Treasurer: Richard Barnes

Financial Report: liens, foreclosures, and units behind in their assessments. Payments and financial statements are in order.

Shawn's Report:

A. New laws that will affect HOA.

B. Ice Dams on dark sides of buildings and damage to gutters.

C. New Plumber: Eric's Plumbing

D. Dryer Vent cleaning and repair discussed. Action taken on a case-by-case basis.

E. New lighting fixtures for walkways. Action: Shawn will get bids.

F. Newsletter: Add paragraphs about remodels and Dog issues.

New and Special Issues:

A. Units have remodeled without permission from the Board. Those units that have created problems or changed the appearance of the building will have to redo the work to comply with Association Rules and Standards.

B. Dogs have become a big problem. Article 5 section 8 of the Condo Declarations Spells how pets will be treated.

C. Board authorizes Shawn to fine any homeowner whose unit is responsible for littering (dog feces), Nuisance (dog barking or aggressive behavior), and a dog who in anyway imperils the Association's Insurance.

D. Pence unit F 302: We received a letter from the attorney representing the homeowner who is complaining about work done by the Association. The Association did work on siding outside the unit. Action: Steve will contact the homeowner to meet with him and try to solve his issues.

Adjourn: 8:30 PM

Sunridge at Avon Phase Two Homeowners Meeting

Call to Order: 5:05 PM Avon Town council chambers

Minutes last homeowners meeting read and approved

President's report: Steve Lay discusses unit prices and Sunridge compares equally or favorably to Liftview. Discussion about collecting assessments from units that is late.

Treasurers Report: The Association is in strong financial condition. Challenges are face with delinquent owners. Cost of water and sewer discussed. Homeowner Pegasus Romaine complains that we are spending too much on plumbing and auguring and water and sewer. Homeowners discuss cost of damage from leaky hot water heaters and sewer backups. Board will include announcement about checking hot water heaters in next newsletter.

Homeowners discuss the appearance of project: Problems with Plastic on Decks, Broken windows, screens, window coverings, Utility doors, and dumpsters. Problems with street lights buildings J and C. Dog feces is a problem. The Board will look into registering dogs and providing DNA samples.

Homeowners suggest a curb appeal committee should be formed to make suggestions and recommendations to the Board that will enhance the appearance of the property. Motion is made to form a homeowner's committee passes with show of hands.

Election of Board:

Candidates: Steve Lay, Richard Barnes, Ryan Mahoney, Pegasus Romaine, Emily Bee, and Christine Jacobson.

Vote: Steve Lay-45, Rich Barnes-42, Emily Bee-35, Pegasus Romaine-15, Christine Jacobson-9, Ryan Mahoney-8

Board Members elected: Steve Lay, Rich Barnes, Emily Bee

Adjourn: 8:30 PM