

## **Sunridge at Avon Phase 2 Homeowner's Meeting**

**December 1, 2012**

**Avon Town Council Chambers**

**Time: 6:45 PM**

**Attendance: In Person and by Proxy: 103 Units**

### **President's Report:**

Steve Lay, President, spoke to the change in trash removal companies and the problems with complying with the Town of Avon wildlife ordinance. Steve has met with the town to get approval for the new dumpsters which are bear proof and easier to use for the residents.

Comparisons were drawn between the financials of Liftview and Sunridge. Conclusion was that there are similarities but also differences due to different means of accounting for each expense.

### **Motion to approve minutes of 2011 Homeowner's Meeting: Discussion**

Homeowner Jacobson believes that 2 motions were proposed and passed at last year's meeting. One motion was to DNA test Dogs and the other was to form a committee of homeowners. After discussion it was decided that the minutes of last year's meeting will be changed to reflect that a vote was taken by a show of hands to form a committee of homeowners.

Rich Barnes explains that he contacted the Dog DNA company and the costs were \$30 to register the dog, \$10 for each test kit, and \$56 for each sample test sent to the company. This did not include administrative cost included in the collection of samples. Board decided to have the custodian clean up the dog poop.

### **Motion to approve minutes approved with change.**

**Presentation of Financials:** Rich Barnes went through financials pointing out the reserves, and explaining the costs of plumbing and auguring expenses. Further discussion followed about the amount spent on custodial services and whether or not this should be paid by the management company according to his contract. Also discussion followed about how much is spent on pest control. Homeowner Jacobson complained that Terminex was not responsive to her needs in getting rid of bedbugs in her unit. Board will follow up.

Homeowner Harper suggested we should jet clean the sewer pipes 4 times a year.

**Lights:** Homeowner Guffey indicated that the new lighting in his area is not bright enough. The illumination provided by the new lights meets recognized building codes. Board will follow up.

### **Election of Board Member:**

Homeowner Mark Luzar was nominated to the board. Nominations were closed due to there being no other candidates. Homeowner Luzar was elected unanimously to Board.

### **New Business:**

Discussion followed about spending reserves on landscaping the entrances to the project from Highway 6 and west Beaver Creek Blvd. including new signs.

Steve talked about the idea of replacing all the Sliding glass doors and windows. Price would be around \$500,000. The amount could be taken out of existing reserves plus a loan from a bank. Discussion followed about financial impact on association's balance sheet and how that would affect property values.

Discussion followed about the procedures needed to approve the window project. According to the Declarations, at a homeowner's meeting the project would have to be approved by a 2/3 vote of at least 1/3 of the total homeowners forming a quorum.

Rich Barnes comments that Sunridge is on Schedule to paint the siding in 2014 at an estimated cost of \$200,000.

Motion was made by homeowner Pegasus Romaine E-304 to remove all members of Board except Mark Luzar.

Discussion: Board Member Rich Barnes stated that the motion was not included on the agenda for the homeowner's meeting and the result would overturn two previous elections. Because no **Notice** of the motion had been provided to all 198 unit owners, the motion was not a legitimate motion.

Discussion followed about obtaining legal opinions and notifying all homeowners of the result of these opinions.

Homeowner Pegasus Romaine withdrew her motion.

Discussion followed about providing information of Association activities on the internet and having more communication via the internet using our website.

Discussion followed about the board having regularly scheduled meetings and a process for notifying homeowners of the date, time, and location of the meetings.

Adjourn: 9:30 PM

**Sunridge Board meeting: Sept. 6, 2012 6:00 PM**

**Location: Avon Town Council**

**Attendance: Shawn Primmer, Emily Bee, Steve Lay, Jonathan Rosman, and Rich Barnes**

**Absent : Dennis Havlik, Nick Antuna**

**Treasurers Report: Budget as presented approved**

**Collections has improved with over \$15,000 in writoffs**

**President's report:**

**Trash: change trash companies from Waste Management to MRI. Shawn has been sighted by Town for violation of bear ordinance. Wait and see how the municipal court reacts.**

**Window and Door Project: Discussion about \$467,000 project including financing, how much we spend and increase in assessments to cover costs. Color of windows, guarantees on work, warranties on windows, and what to do about homeowners who have already installed new windows.**

**Motion: Jonathan Rossman requests approval to install a screen door on his unit. Request approved unanimously.**

**Homeowner meeting December 1, 2012**

**Next board meeting: Oct. 8, 2012**

**Adjourn: 7:00 PM**

Sunridge Phase 2 Board Meeting  
January 9, 2012  
Time: 5:30  
Carol's Apt.

Attendance: Jonathan Rosman, Dennis Havlik, Emily Bee, Richard Barnes, Shawn Primmer, Mark Luzar E-304 and Steve Lay, Nick Antuna electronically. Absent: David Suarez

Election of Officers: Unanimous: Steve Lay- President, Emily Bee- Vice-President, Rich Barnes- Secretary Treasurer.

Motion to approve Policy concerning committees and committee members: Motion approved 6-0 no dissent.

Treasurer's report: collections and changing attorney's to work on collections through foreclosure or personal judgment. Action: Look into hiring new attorney to represent association.

Mark Luzar presents to Board: Proposal to have dogs registered and DNA tested.

Manager's report:

1. Changing the lights inside the breezeways: going forward
  2. FHA Loans: Working with mortgage broker to get certification
  3. Water inspections of units: tabled until we can look into costs.
- Encourage all homeowner's to inspect units for running toilets and age of water heaters.

Adjourn: 7:20