

Sunridge at Avon II  
Board of Directors Meeting  
Town of Avon Council Chamber, Avon CO  
June 18th, 2017 5:30 PM  
**UNAPPROVED**

1. **Call to order**

1.1. 5:56pm

2. **Verification of quorum**

2.1. Present Board Members: Don McCord, Steve Lay (via phone), Eugene (via phone), Jonathan Rosman

2.2. Manager: Jeff Lineback

2.3. Guest: John McDade (taking notes)

2.4. Owners: Jenny I-104, John K204, Tatiana

3. **Owner Presentation**

3.1. None at this time.

4. **Meeting minutes**

4.1. Reading for approval of 9/18/2017 meeting minutes. **MOTION:** Simon makes a motion to approve as written, Don seconds, All in favor.  
**MOTION PASSES.**

5. **Financial Review**

5.1. Current Budget:

a) As of April 15, 18K under budget, \$357,000 in assets. Plumbing repair costs have been \$7,000 under budget.

5.2. A/R:

a) Three units are a concern. Attorney isn't promptly serving demands for payment.

5.3. Capital Reserve:

a) Goal of Capital Reserve project is to save funds now and avoid special assessments or dues increases when large scale projects need to be funded. Capital reserve projects include replacing or repairs of: siding, painting, parking lot, roofs, and more.

6. **Managers Report**

6.1. Completed and upcoming projects:

a) Minor painting projects are scheduled

b) Building maintenance projects are scheduled

c) Grass – Discussion on how to maximize green areas and reduce water demand.

d) Community event in the fall will be late September early October.

6.2. Meters:

Considering installing water meters in each unit and replacing main water valves. Discussion of benefits. Meters cost roughly \$300/meter to install.

6.3. Insurance bids:

Insurance premiums will continue to rise. Manager is considering options to find the best policy possible, with additional options to protect HOA board members.

## 7. **Old business**

7.1. Sprinkler System:

Irrigation system is 30 years old with insufficient pressure to maintain healthy grass in the peak of summer. To reduce irrigation demands a custom grass seed mix is being considered. **ACTION ITEM: Manger will collect more information on irrigation replacement considering newest technologies.**

7.2. Other:

None.

## 8. **New Business**

8.1. Follow up Inspection Charges:

HOA will charge owners if owners miss their annual inspection appointment.

8.2. Extra Management fees:

Management will charge the HOA for excessive time spent managing the parking pass system.

8.3. Cease and desist letter:

The HOA has a form letter that's being used to protect vendors and management from abusive uncooperative owner/residents.

8.4. Window trim and off color doors and windows:

Painting to match throughout the summer. Front first then backside.

8.5. Survey:

Garage survey requested at annual meeting is in the works. Process to build garages, if possible, will take years. Initial survey at annual meeting showed interest in garages and some concerns. A garage committee will be needed, declarations amended, and funding for a feasibility study acquired.

8.6. Community Garden:

There are spots a potential community garden could be built.

8.7. Other-reserve policy:

Policy adaption to comply with regulation discussed by board. Policy

confirms current practices. **MOTION:** Don makes a motion to approve policy, Jonathan seconds, all in favor, **MOTION PASSES.**

8.8. Other:  
None.

9. **Next Meeting**

9.1. Next meeting Sept 10, 2018 at 5:30pm in the Avon Council Chambers.

10. **Adjourn**

10.1. **MOTION:** Jonathan moves to adjourn, Don seconds, all in favor, **MOTION PASSES.**

10.2. 7:05 PM