

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

**5:30 PM**

**Avon Town Council Chambers**

**December 12, 2009**

**58 units are represented in person or by proxy.**

**Minutes of 2008 Meeting are read and approved.**

**President's report:** President Steve Lay explains the problems the association had with the Town of Avon.

**Treasurer's Report:** Bank reserves total \$259,020. Discussion about how much should be in reserves and whether we can lower assessments. The Board thinks that the current level of assessments are not too high and that the level of reserves are only adequate going forward.

**Unfinished Business:** Sewer problems continue to be a problem. Last year we spent \$57,000 on Plumbing problems.

### **New Business:**

Homeowner Dijana Kozar states that the newsletter sent out in Sept. was not signed. Miss Kozar also complains that the booting program is illegal. Secretary, Rich Barnes, agrees to sign future newsletters for the Board. The booting company is licensed by the TOA and is fully insured and the TOA has passed an ordinance regulating not only booting companies but also all property owners in the Town. Homeowner Mr. Sanchez complains of a variety of problems in and around his unit. Members of the Board agree to meet with Mr. Sanchez to address his grievances. Homeowner Andrew Linger discusses changing windows and glass doors. Problems have occurred with the size of the Peachtree windows. Homeowners should size the openings before ordering the windows. The only windows approved by the board are Peachtree windows. Mr. Linger inquired about having homeowners who wish to change their windows get together to inquire about a better price. Board agrees to put notification in newsletter.

**Meeting Adjourns: 7:00 PM**

## **Sunridge Board Meeting, September 2, 2009 5:30PM Avon Town Council Chambers**

**Attendance:** Steve Lay, Dennis Havlik, Nick Antuna, Jonathan Rosman, Ryan Mahoney, Rich Barnes, Shawn Primmer **Absent:** David Suarez

### **Minutes of May meeting read and approved**

**Treasurer's report:** Presentation of 2009-2010 budget, Motion to approve, vote 6-0

### **President's report:**

AAA booting is licensed and has complied with all town requirements. Action: Board hires AAA booting to boot in Sunridge Parking lots.

Board receives request from the owner of Agave Restaurant for a letter saying that we do not have any problems with his proposed remodel. Board discusses the looks of the Westgate building and problems with the proposed remodel. Dennis Havlik will look into the remodel with the town of Avon.

### **Manager's Report:**

**Trash Dumpsters:** Have been approved by the code enforcement officer with the appropriate signs.

**Carbon Monoxide Detectors:** New Colorado law requiring CO Detectors in all rental units. Action: Board will notify homeowner's in the newsletter.

**Reserve Study Law:** New law concerning HOA's having to due reserve funds studies by 2013. Hopefully law will be repealed.

**Broken Windows:** Homeowners have the responsibility to pay for the repair of broken windows. The board makes the policy that if windows are not replaced within 30 days, the management company can have them replaced at the homeowners expense.

**Unoccupied Units:** We have had water damage to units that are not occupied. The problem is that by the time we find out about the problem the cost of the damage goes up. Action: Will include in newsletter a reminder to Homeowners, they should have someone periodically inspect their units.

### **Annual Meeting:**

**December 12, 2009 5:30 PM**

**Adjourn: 8:00 PM**

## **Sunridge Board Meeting 5-20-2009**

**Attendance:** David Suarez, Dennis Havlik, Steve Lay, Ryan Mahoney, Nick Antuna,

Rich Barnes, Jonathan Rosman, and Shawn Primmer.

### **Minutes approved**

#### **Treasurer's report:**

**Unit L-202:** requests board to pay for plumbing costs.

**Motion:** The association will not pay plumbing cost for work done in the unit.

**Discussion:** Letter from the plumber that states the blockage was in the toilet not in the

main sewer line. The responsibility for the cost of repairs to utilities inside the unit belongs to the owner of the unit.

**Vote: The motion passes 7-0.**

#### **Discussion of units behind in assessments or bills**

**D-204:** going to foreclosure

**N-104:** demand letter

**N-304:** no relief

**R-302:** investigate bill

**H-102:** Steve will investigate bill

#### **President's report:**

Discussion about the town proposed ordinance regarding the Associations right to boot

cars in the Associations parking lots. Legal fees regarding the issue have reached approximately \$8700 total and will be shared by Westlake, Liftview, and Sunridge. The

board unanimously agrees to pay the cost of the attorney's fees.

#### **Manager's Report:**

Projects for the summer:

Painting Dumpster enclosures

Repair Block walls

Repair Gable vents

Repair asphalt and strip

Power wash entryways

Continue to spray for insects using Terminex

**Adjourn: 7:30**