

Sunridge HOA Board Meeting – September 26, 2011

Attendees: Jennifer Atkinson from Highland Realty, and Board Members Roger Stanley, Aaron Zieske, Dave Heller and Cynthia Ocken

Jennifer presented the Financials. Discussion on moving an additional \$10,000 from Checking into Savings. An explanation of unpaid charges from Member balances were discussed. Jennifer announced board vacancies (Roger and Dave). Both are willing to remain on the Board if no one will volunteer to join. Cynthia and Aaron are both on their second year of three-year terms.

The Board received a proposal from Eagle Mudjacking to repair walks and drives for 2021, 2189, 2250 and 2254 in the amount of \$1440. All agreed to the bid.

Paul Fossum (2206) sent an email requesting that the Board investigate water damage to their unit and the one below (2204). After discussion, the Board unanimously agreed that it was the responsibility of the owner of 2206 to repair the damage on both units as it was damage resulting from internal issues.

Andrea Sortwell (2158) sent photos of the upstairs balcony and parking space concrete issues (both are on the repair/maintenance list for later discussion), along with a photo of the exterior stair rail that they installed. The Board agreed to allow the owner to paint their balcony as this was not on the replacement/repair list. The owners will also be allowed to paint the fence.

The remainder of the meeting involved comparison of the repair bids received from Boone and Southards. The Board decided to go through the July list of repairs and maintenance issues item by item and decide between Boone's estimates and Southards as to who will do the repairs. All fence repair issues were removed from the list and bids will be extended to three companies to completely replace all fences in summer 2012. If this is cost-prohibitive, the Board will then decide on repairs.

HOLD ON ALL FENCE ISSUES LISTED BELOW

	Problem	REPAIR (from Boone's sheet)	Boone Estimate	Souther Estimate	9-26-11 DECISION
2006	Check upstairs deck. Contact Adam at Four Star Realty, Property Manager, on 303.440-8200 to gain access to home. Fix fence pickets	To replace the Handrail and about 25 pickets and scrape and repaint deck. Replace 45 pickets, 4 2x4 rails including the gate and repaint fence completely	\$450	\$120	HOLD
2008	Clean garage gutters. Back rod + caulk needed on sidewalk near gate	Replace 45 pickets, 2 2x4 rails and replace a broken post. Repaint complete including east facing portion.	\$615		HOLD
2029	Fence needs replaced. INSTALL PLASTIC TEST FENCE (SEE DAVE)! Replace trim 2 nd floor window.	Replace trim on window, upper level. Boone says to replace ½	\$235		HOLD on fence.
2050	Replace walk & driveway cement				
2054	Replace fence post.	Straighten wall between 2054-2056 and replace 2 corner posts. Paint fence as necessary	\$365		YES on divider wall only
2056	Divider wall leaning between 2054 & 2056. Replace fence posts in corners of fence.		SAME AS ABOVE		
2058	Replace/add 4X4 beam on deck supports.	Back deck is very wobbly. Board discussed adding concrete at beams	\$375		REBID supplies

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2141	Paint deck & stairs. Change stairs to 3 risers and paint. Check wood on deck. OWNERS – paint window trim on North side after windows were replaced.	To remove the stairs and replace with 3 riser steps, & replace the decking on the front porch, and paint complete	\$440		??
2143	Fascia on east over kitchen windows coming off. Stairs/deck paint steps – replace deck boards?	To paint the stairway at 2143, including the railing, and replace some of the boards on the front porch and paint it as well	\$790		BOONE – REBID
2145	Top rail between 2145 & 2147 needs replaced. Replace step and apron.	To replace the top cap on the wall between 2145-2147, repaint, and repair trim as necessary	\$340		???
2147	Fascia repair on NW deck.	To replace the fascia, back deck, and about 30 pickets. Paint as necessary	\$620		REBID
2149	Woodpecker damage on North 2 nd floor. Replace fence pickets.	To replace one post, 2 rails, and pickets, and repaint as necessary. Woodpecker damage on North 2 nd Floor	\$430		REBID for woodpecker damage only
2154	End of deck – rotten fascia. Divider loose in middle.	To replace the fascia at the east end of the front deck, and to secure the broken post in the middle of the divider wall (it can't be fixed properly without rebuilding the wall).	\$230		REPRICE
2156	Replace fence posts near gate. West gutter on garage sags in middle. Garage trim rotted over doors.	To replace basically the entire fence, 2 posts, Rails and pickets 22 ft. and repaint complete. Gutter sag	\$750 + \$260		HOLD OK?
2158	Fascia over door by east stairs of deck needs replaced	To replace the fascia on the front porch and repaint	\$220		REBID
2179	Silka the walk cracks near outside storage unit. Paint deck support between 2179 & 2181. Woodpecker damage – north bedroom window 1 st floor. Flashing on storage roof loose.	To replace the trim on the rear window rotted and woodpecker holes, fix the loose flashing on the storage shed and patch the cracks in the concrete next to the shed	\$415		REBID
2183	Replace wood trim around garage door. Porch is in bad condition with nails and screws popping up – owner says shoes catch on them and are dangerous. Can these be nailed/screwed down or is a repair necessary?	To remove the loose nails and replace with screws in the front porch, and paint complete. To replace the garage door trim complete, and paint.	\$510		???
2185	Replace wood trim around garage door.	To replace the trim around the garage door, caulk and paint.	\$250		REBID
2187	Gate won't latch. New decking? Needs to be painted white. Paint garage trim.	To rebuild gate in fence, replace 10 pickets, and paint garage door trim	\$390		REBID and replace latch only
2189	Woodpecker damage below dryer vent – window edge. Paint garage trim.	To fix the woodpecker damage in the rear siding and paint to match. Includes garage trim.	\$180		REBID

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2202	Rebolt drain spout – east corner by front door	To re bolt drain downspout by front door	No charge		
2221	Replace fascia/wood on deck. Reattach/renail bottom of fireplace cap. Replace garage door trim.	To replace the fascia on the front deck, paint to match brown, and replace the garage door trim, and paint and caulk to mach. Includes reattaching fireplace cap.	\$510		REBID with TREX cost
2223	Replace garage door trim	To replace the trim on the garage door, paint and caulk complete	\$275		REBID – check north side fireplace?
2225	Replace deck wood at sliding door. 2 nd floor windows – replace bottom trim.	To replace the fascia on the front porch, and scrape the deck and refinish complete	\$520		REBID on just boards
2229	Paint railing. Check upstairs deck – looks rotted. Top deck leaning.	To repaint the front stair railing, and the front porch deck and on the rear deck replace the fascia on the west end, as well as the handrail all the way around, and refinish the deck floor	\$750		REBID
2254	Replace trim on 2 nd floor window. Flashing/splash pan on porch roof – possibly replace porch roof	To replace the trim on the upper window and repaint and replace the flashing on the porch roof, and reseal	\$410		APPROVED
2256	OWNER – Remove dog door ASAP per previous request by Board				
2263	Fix fence pickets – 6+	To replace 8 pickets and repaint as necessary	\$110		HOLD
2265	Woodpecker damage above North sliders	To repair the siding above the north slider and repaint to match	\$260		REBID
2267	Woodpecker damage over west window trim. Replace fence post – 1 st post from building.	To replace the window trim on the north window, and paint. Also to replace the first fence post from the building and 2 rails and a few pickets and paint.	\$450		REBID for just the woodpecker damage