

# ***Sunridge Condominium Association***

## ***Board Meeting Minutes***

August 8, 2012

### **I. Call to order**

Roger Stanley called to order the regular meeting of the Sunridge Condominium Association Board meeting at 4:30 PM on August 8, 2012 at the Highland Realty offices.

### **II. Roll call**

Cynthia Ocken conducted a roll call. The following persons were present: Roger Stanley, Dave Heller, Nick Conley, Cynthia Ocken

Guests: Kristin and Lucas Miller (2006 Sunridge Circle)

### **III. Approval of minutes from last meeting**

Cynthia Ocken read the minutes from the last meeting. The minutes were approved as read.

### **IV. Open issues**

- a) Review of Bids for concrete replacement
- b) Ownership issue of dead trees on Alter Drive – Nick to find out if city or housing association is owner and responsible
- c) Replacement of cottonwood trees – pricing
- d) Pricing of wrought iron fencing around the pool
- e) Snow fences – possibility of installing snow fences between buildings facing north open space to help with snow abatement

### **V. New business**

- a) Bid for concrete replacement

The Board reviewed three bids from Brown Brothers, Sherrick Construction and Craig Tobias Construction. Differences in bids were approximately \$1194.

Bids received:

Brown - \$24,190

Sherrick - \$23,061

Tobias - \$24,0009 (\$22,500 if all work done at the same time

Brown and Tobias have additional bid for 2221 or around 238 SF = \$2K. This 238 SF would add around \$1K on the Sherrick bid.

Heller has seen Sherrick's work about 8-9 years ago. Sherrick and Brown are larger companies whereas Tobias is a small company and recently completed work at 3133 W. 12<sup>th</sup> Avenue Court. Kristin Billings is concerned about qualify issues with Tobias.

Difference in warranties – 1 year on Sherrick; not written in other two contracts. HOA Board agreed to sign contract with Sherrick. Approximately \$66K left in account after Sherrick and Black contracts are completed.

b) 2006 owners requesting rock to be replaced by sod

Kristin and Lucas Miller discussed the request to replace the rock in the area between the road and fence which is owned by the HOA. They complete the work for free with no liability to the HOA. After discussion, the matter will be referred to Kristin Billings to contact the HOA attorney to check on liability issues. Accent Landscaping document dated in April 20, 2012 discussing the issue of sod vs. no sod growing in that area was given to the Millers. The Millers want a second opinion rather than going with our landscaper. The Millers also wanted to complete the work by Labor Day and that a contract will not need an attorney. Heller stated that the HOA must be 100% protected/harmless regarding insurance waivers and balances for costs and future expenses must be \$0.00. A landscaping plan must be presented and approved prior to the final decision by the HOA Board.

## **VI. Adjournment**

Roger Stanley adjourned the meeting at 6 PM.

Minutes submitted by: Cynthia Ocken

Minutes approved by: Roger Stanley and Dave Heller