

SUNSET RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2023 Annual Meeting
November 1, 2023

PRESENT:

**Sign in Sheet, Ballots, Proxies available at CPM offices

The Sunset Ridge HOA held their 2023 Annual Meeting at 6pm at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601.

Call to Order:

- The meeting was called to order at 6pm. A quorum of the membership was established.

Financials and Year to Date Financial Review:

- The 2023 financial reports were reviewed and discussed. The year to date budget figures were discussed.

Previous Meeting Minutes

- The 2012 Annual Meeting minutes were reviewed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

2023 Budget

- The 2024 proposed budget was reviewed and discussed. It was agreed the dues would increase by \$10 per month.

2022 Board of Directors

- The majority of votes received were in favor of all nominees. Therefore the 2024 Board of Directors are Ken McDonald, Haddie Lopez, Ed Nugent, Henry Lehman, Florie Miller and Taylor Kuhn.

New Business

- Insurance at the complex was discussed. Insurance rates throughout the region have been increasing. Pricing was collected from several different vendors and the insurance costs for Sunset Ridge will have a substantial increase in 2024. State Farm was chosen with the most competitive price.
- Parking was discussed. Arthur Wheeler was present to discuss his proposed parking solution which would change the guest parking

from having mirror hang tags to electronic registration. There will be a cost share agreement in which Arthurs company will split the proceeds 50/50 of parking registrations and booting violations. Everyone present was in favor of the new program. Details will be posted and made available as soon as possible with a hopeful implementation date of January 1 2024.

- Maintenance items for 2024 include the painting of one building, crack filling of the parking lot, and misc repairs to all buildings.
- Future capital projects was discussed. The buildings are nearly 25 years old and the roofs at all buildings will need replaced soon. Bids had been obtained to estimate the cost of the project. It was proposed that a formal reserve study be purchased to help guide the Association. After discussion, it was agreed that the Reserve Study would be done in 2024.
- Trash cans and trash service was discussed. There was thought earlier in the year that the Association would have to switch to the new City trash program. Sunset Ridge is exempt from the program this year and trash service will remain status quo. It was agreed that a different violation process would be implemented to help deter residents from leaving their trash cans out.
- Stairwell cleaning was discussed at the property. Florie Miller has begun the quarterly cleaning of all the stairwells.

With no further business, the meeting was adjourned at 7:30 pm.

Respectfully,
Justin Windholz