

Avon Town Square Lot 2 Condominium Association

Annual Meeting Minutes

June 27, 2024

The annual meeting of the Avon Town Square Lot 2 Condominium Association (ATSLot2Assoc) was held on Thursday, June 27, 2024, at the hour of 1:00 P.M. via ZOOM Videoconference.

Attendance: Chris Juergens -WRC 207 & 208, Katie Kuchler – WRC 204, 205 & 206, Margret Lifland – CBC 103, Kent Beidel – CBC 202, 203, 206, 207, Winter Van Alstine – CBC 200

Others in Attendance: David Zippie – CPA, Michael Walter – Managing Agent

Roll Call / Quorum: With 22.75% of the membership present a quorum was established to conduct business.

Reading of the Minutes of the June 13, 2023, Annual Meeting: Margret Lifland made the motion to waive reading of the June 13, 2023, annual meeting minutes and approve as presented. Chris Juergens seconded the motion and with a vote taken the Minutes of the June 13, 2023, annual meeting was approved.

Financial Report Community Bank Center: Dave Zippie – CPA reviewed the financial statements for the CBC for the year ending December 31, 2023. Dave reported the CBC ended the year with an operating deficit of \$14,632 compared to a budgeted deficit of \$12,202. Dave noted that the expense for natural gas to heat the garage in the amount of \$12,310 was removed from the operating budget of the CBC and re-allocated to the parking garage.

Financial Report – White River Center: Dave Zippie reported the White River Center (WRC) ended the year slightly over budget in the amount of \$2,022 compared to a budgeted deficit of \$5,000.

Financial Report – Parking Garage: Dave Zippie reported the parking Garage ended the year under budget by \$3,235.00.

2024 Budget – Community Bank Center: Dave presented the 2024 Budget with an increase above the 2023 from \$248,906 to \$271,416.00. Dave stated to offset a further increase in the 2024 budget the reserve assessment for the building was reduced from \$93,408 in 2023 to \$70,772 in 2024. With no member expressing an objection to the CBC budget as presented, the 2024 budget was ratified by the members.

2024 Budget – White River Center: Dave Zippie presented the 2024 budget for the WRC that was unchanged from the 2023 budget. With no member expressing an objection to the budget 2024 budget as presented, the 2024 budget was ratified by the members.

2024 Budget – Parking Garage: Dave Zippie presented the 2024 budget for the Parking Garage as unchanged from the 2023 budget. With no member expressing an objection to the 2024 budget as presented, the 2024 budget for the Parking Garage was ratified by the membership.

Capital Improvements - Community Bank Center:

Exterior Painting: Kent Beidel gave a report on the planned capital improvements in the CBC. Kent stated that the building exterior would be painted this summer and has executed the contract with DCPS to perform the painting. Kent stated he is still awaiting a meeting with DCPS to determine exact colors and a bid to include painting the roof.

Interior Improvements: Kent reported that he is in discussions with vendors to upgrade the fire alarm systems. In addition, Kent stated that he was in the process of obtaining bids for painting the interior lobby and second level along with adding some lighting and changing out the existing lighting with LED lights. Kent stated that Holy Cross Energy in conjunction with Walking Mountains there are rebates available and as such time as he can confirm the rebates availability, he would move forward to engage the work.

Capital Improvements – Parking Garage: Kent Beidel state that improvements to the parking garage included lighting and the replacement of the garage door with a remote-control device. After a brief discussion among the members, it was determined that the HOA would purchase 70 remote controls providing 10 extras than parking spaces. It was further determined that each parking space would be allocated a remote control, and the cost would be passed onto the owner of the parking space.

Capital Improvements – White River Center: Chris Juergens stated that the WRC building has been painted and the contractor will return later this summer to paint the roof. Chris went on to state that upgrades to the elevator will start right away and they are awaiting pricing on new carpet and painting of the hallways.

Election of Board Members: The slate of Chris Juergens, Katie Kuchler and Josh Cloud of the White River Center was unanimously elected to serve another term as directors – with no other nominees or names presented. In the CBC the slate of Kent Beidel, Winter Van Al Stine and Robin Cragen was unanimously elected to serve another term as a Board director.

Other Business: Michael Walter asked the newly elected Board members to remain after the adjournment for a short Board meeting to elect officers of the Association and conduct any other business presented.

Adjournment: With no further business presented, the annual meeting was adjourned.

Approved:
