

Avon Town Square Commercial Condominium Association

Board Meeting Minutes

December 8, 2023

A meeting of the Board of Directors for the Avon Town Square Commercial Condominium Association was held on December 8, 2023, at the hour of 3:00 PM – Via ZOOM Video Conference.

Attendance: Dean Johnson, Jeff Spanel, Lauren Burnett, Dr. Deborah Zwick and Chris Silversmith

Others: David Zippie – CPA and Michael Walter – Managing Agent

Roll Call / Quorum: with 100 % of the Board present, a quorum was established to conduct business.

Reading of the Minutes: Dean Johnson made the motion to waive reading of the Minutes of the Board meeting held on December 9, 2022, and approve the Minutes as presented. Jeff Spanel seconded the motion to waive reading the Minutes and approve as presented. With a vote taken in the Minutes of the December 9, 2022, the Board meeting was approved with no dissenting vote cast.

Financial Reports: Dave Zippie – CPA reviewed the year-to-date financials through October 31, 2023, and reported that the HOA was on track to end the year with a small deficit of approximately \$3,000 due primarily to utilities, maintenance, and trash.

2024 Budget: Dave Zippie presented the 2024 Budget with an increase of 7% in the operating dues above the 2023 budget. David explained that he anticipates a 20 – 25% increase in insurance coverage and with a slight uptick in trash, water & sewer, and maintenance resulting in an operations budget of \$144,700 compared to \$129,890 in 2023. Jeff Spanel made the motion to approve the 2024 budget and Dean Johnson seconded the motion. With a vote taken, the 2024 budget was approved with no dissenting vote cast.

Election of Board Members: Michael Walter stated that the Board member terms for Dean Johnson, Dr. Deborah Zwick, and Lauren Burnett ended upon the 2023 annual meeting. Dr. Zwick stated she would not be running to serve another term. Dean Johnson and Lauren Burnett agreed to serve another term and their names would be placed on the ballot for the annual meeting. Dean Johnson nominated Katie Kuchler to serve as the fifth director for the seat being vacated by Dr. Zwick.

Date for the Annual Meeting: The date of Wednesday, December 27, 2023, at the hour of 4:00 PM via ZOOM was selected for the annual meeting.

Other Business: Dr Zwick went on the record to express her disappointment in joint Boards of Avon Town Square for not taking any action on the parking problems with the shared parking lot after two years of discussions.

A discussion ensued regarding the proposals from Simple Park and TEXT2PARK to monitor the parking lot. Dr. Zwick stated she preferred that the Board would hire someone for the onsite monitoring immediately and until such time as a gate can be constructed.

Chris Silversmith stated that one Board Member should speak as a unified force for the association in the upcoming joint Board meeting scheduled for Monday, December 11, 2023. Jeff Spanel was the consensus representative among Board members to speak on behalf of the Association. It was clear that the Board's position was one of the preferred solution to the parking problem was for the hiring of an onsite monitor during this ski season until such time that a gate was installed.

Adjournment: With no other business presented, Jeff Spanel made the motion to adjourn. Dean Johnson seconded and with a vote taken, the meeting was adjourned.

APPROVED: _____