

SUNRISE PLACE HOMEOWNERS ASSOCIATION

MEETING MINUTES

Minutes of: Monthly Meeting

Date of Meeting: Thursday, October 18, 2018

Time of Meeting: 1900

Place of Meeting: 3506 81st Circle

I. ROLL CALL:

Roger Nowicki (President), Lisa Packard (Vice President), April Delaney (Secretary), Marge Swearer (Treasurer), Nate Swearer (Resident), Ron Bremner (Resident), Martha Bremner (Resident), Michelle Gorham (Resident).

Meeting called to order at 1903 by Roger.

Motion to approve minutes from last meeting by Marge, Lisa second.

II. REPORTS OF OFFICERS:

a) Financial Report - As of September 30, 2018 bank accounts stood at \$32,723.67, \$14,438.69 operating and \$18,284.98 in reserve. Quickbooks ledgers have been reconciled as of September 30, 2018. As of September 2018, net accounts receivable stood at -\$3,102.52 with \$3,772.60 paid in advance and \$670.08 overdue. 10 accounts were fully paid a month or more in advance. 4 accounts were between 30-60 days overdue and will be monitored.

i) \$4,986.40 was paid to Four Sons Pressure Washing LLC for moss removal and gutter cleaning. Two homes were not included. One home was recently cleaned by the home owner and the other Four Sons would not complete that home due to the roof being too steep. The Board is currently looking for an alternate company to complete the final home.

ii) The Board is waiting for a bill from attorney Greg Coxey for his time answering questions and reviewing exhibits in reference to concerns posed by homeowner Megan Clark. The Board will disclose cost once the invoice is received.

iii) Michelle asked the question about having adequate funds in the reserve account for roofs as noted in the new budget. The Board has used the findings from the reserve study to base the amounts being collected at this time. The Board will review the operating account at the end of each fiscal year to move excess funds to the reserve account for future expenditures.

III. OLD BUSINESS:

- a) **Landscape** - Roger spoke with Frontier Landscaping about the tree in home owner Lisa Onstott's front yard as it is in danger of toppling. A quote was given of \$270 to cut and dispose and \$150 to grind the stump and backfill. Marge motioned to move forward with the removal. Second by Lisa. Motion approved unanimously.
-Roger also talked to Gary about the wisteria growing along the fence. It is getting invasive. Roger is waiting to hear back from him about removing that as well.
-The Board will be having a Spring Clean Up in 2019. Bark dust will be considered for front yards. The Board will begin looking into cost.
- b) **Parking** - Do not block corners by the yellow wheelchair access for obvious reasons. No parking on lawns. No parking in front of driveways or fire hydrants as this poses a hazard for emergency vehicles entering our neighborhood. Also, residents will be contacted about derelict cars.
- c) **Concerns from Residents** - Roger spoke to residents at 3604 NE 81st Circle again concerning continued complaints of loud trucks. They were informed of the next step with law enforcement getting involved. The home owner is also aware of the issue and will be informed. Monitoring of the effectiveness of this final notice is ongoing.

IV. NEW BUSINESS:

- a) **Exterior Painting** - A few home owners have started the process of painting the outside of their homes. ****Reminder**** Please contact the Board and the Architectural Review Committee prior to purchasing and painting the exterior of homes. All colors must have approval. Board members have started contacting painting companies for quotes for homeowners and to get time-lines for when each home needs to get completed.
- b) **Kids at Play** - The Board purchased a "kids at play" sign. Roger will be displaying it near the mailbox.
- c) **Sprinklers** - Sprinklers have been shut off and weatherized. The fountain in the park has also been shut off and weatherized for the season.
- d) **Answers Received From Attorney** - After the August 23rd 2018 HOA meeting where the Board was challenged by homeowner Megan Clark, questions and exhibits were prepared by the Board and sent to the attorney for review and opinion. It was found "Based on the information provided as well as the exhibits,

it appears that the Board is acting in the best interest of the Association” and the attorney agreed with the Board on all matters. If any homeowners wish to review the information sent to the attorney and the corresponding answers, contact the Board at sunriseplaceHOA@gmail.com.

- Michelle raised the question of ensuring future homeowners have on record which specific costs will be covered by the Reserve Assessment. Marge motioned that the Board officially clarify which costs were approved by homeowners and define common expenses covered by the Association as: storm water facility maintenance, moss removal from roofs, gutter cleaning, fence replacement, and roof replacement. Items previously already covered as part of common areas include monument and fountain replacement. Second by Lisa. Motion approved unanimously.

- e) **Website** - Sunrise Place Homeowners Association has a website! Thanks to Nate Swearer for getting it live. Roger motioned to officially get it up and running under the domain sunriseplacehoa.org. Second by Marge. Motion approved unanimously. Marge motioned for the Board to integrate previous amendments into governing documents and take amended documents to be notarized so they can be uploaded to the site for public access. Second by Lisa. Motion approved unanimously. To view documents, Please visit: SunrisePlaceHOA.org.

Lisa motioned to close the meeting at 2017, Marty second.

The next meeting is TBD. We will be planning the annual meeting with a potluck. Notification will be sent out to homeowners ASAP. All homeowners and residents are encouraged and welcome to attend.

Secretary April Delaney
10/18/18