

SUNRISE PLACE HOMEOWNERS ASSOCIATION

MEETING MINUTES

Minutes of: Monthly Meeting

Date of Meeting: Thursday, August 23, 2018

Time of Meeting: 1900

Place of Meeting: 3506 81st Circle

I. ROLL CALL:

Lisa Packard (Vice President), April Delaney (Secretary), Ron Bremner (Resident), Karen Thompson (Resident), Kristian Thompson (Resident), Lisa Onstott (Resident), Shawn Parks (Resident), Michelle Gorham (Resident), Megan Clark (Owner), Nate Swearer (Resident), Marge Swearer (Treasurer), Kris Nowicki (Resident), and Roger Nowicki (President).

Meeting called to order at 1902 by Lisa P.

II. APPROVAL OF MINUTES:

Minutes were read and April moved to approve the minutes for the last meeting held on June 21st 2018. Second by Lisa P.

III. REPORTS OF OFFICERS:

- a) **Financial Report** - As of July 31, 2018 bank accounts stood at \$28,658.50, \$13,253.80 operating and \$15,404.70 in reserve. QuickBooks ledgers have been reconciled as of July 31, 2018. Most accounts remain in good or at least reasonable standings. Two accounts were noticeably overdue (1) Kenneth and Angela Zenner (90 days past due) was sent a demand letter. (2) Heather Hunt (90+ days past due) was sent a final demand letter sent. Both accounts were emailed.

- Express Annual Report with changes filed with the Secretary of State August 16th 2018.

IV. OLD BUSINESS:

- a) **Landscape** - The Board approached the landscapers in reference to being charged for work that was not being completed, i.e. the weeds and clover growing in lawns was not being properly treated. It was expressed that cost would be deducted from invoices if work was not being preformed per the contract. Since then, the company has treated the lawns. Roger installed a new

sprinkler head to cover turf that was not being watered properly at 8002 NE 35th Ave. Turf is being watered and has recovered nicely. Roger has replaced sprinkler system dials and light sensors in the park. Roger will also take a look at the puddle at the base of the fountain to see what can be done in reference to the accumulation of water.

- b) **Parking** - 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** - After last meeting the Board did approach residents at 3604 NE 81st Circle with their written notice concerning the violation of noise ordinance with the starting of their loud trucks before acceptable hours. Monitoring of the effectiveness of said written notice is ongoing.

V. NEW BUSINESS:

- a) **Architectural Review Committee** - The committee has found an acceptable paint pallet for exterior painting. Please contact the Board for details through email to sunriseplacehoa@gmail.com. Several home owners will begin the process of exterior painting within the next few weeks.
- b) **Tree Removal** - Recently, resident Karen Thompson had a tree removed in her backyard. The company used was Tree Wise. If anyone needs tree removal service and would like a quote, she recommended them.
 - Other trees in front yards have obvious issues and appear to be in danger of toppling and the Board is prepared for this.
- c) **Kids at Play** - The Board was asked if "Kids at Play" signs could be displayed. It was agreed that such signs could be displayed and we will also look into cost to post said sign at the entrance to the community also.
- d) **Moss and Gutter Cleaning** - The Board researched bids for moss removal and gutter cleaning. A company was found (Four Sons Pressure Washing LLC) and their bid was accepted. Total is \$4800 for all 48 units. Work is set to begin October 1st and will take approximately two weeks to complete. All units will be completed during this time frame.
- e) **Concerns from Residents/Owners** - There is a concern about a nest growing in the front yard tree at 3506 NE 81st Circle. The Board is looking into the matter and removal.

- Disgruntled homeowner, Megan Clark, posed questions to the Board regarding the Proposed Budget Plan, timeliness of responses to emails, and challenging the existence of a 2nd Amendment giving the Board authority to cover common expenses. After 45 minutes to an hour of non effective communication between both parties and two different view points to the CC&Rs and By-Laws, it was decided that Roger would contact legal representation for clarification and assistance. It will be looked into whether the Board has the authority to cover common expenses, if consent was obtained appropriately, that rules were followed at last year's annual meeting, and how homeowners should receive documents of what common expenses the Board agreed to cover with the Reserve Assessment. The Board will continue to act in good faith while reaching their final conclusion.

Marge motioned to adjourn the meeting. Second by Lisa P.

Meeting was adjourned at 2047.

The next HOA meeting will take place on September 20th 2018 at 1900 at 3506 NE 81st Circle. All residents and owners are welcome and encouraged to attend.

Secretary April Delaney
8/23/18