

SUNRISE PLACE HOMEOWNERS ASSOCIATION MEETING MINUTES

Minutes of:

Date of Meeting: Thursday, October 20, 2016
Time of Meeting: 1900
Place of Meeting: Roger & Kris Nowicki's' Home
8104 NE 35th Ave
Vancouver, WA 98665

I. CALL TO ORDER:

President called meeting to order at 1900.

II. ATTENDEES:

Board members present were:

Roger Nowicki (President)
Marge Swearer (Vice President)
Michelle Gorham (Treasurer)

Homeowners present were:

Kris Nowicki	Richard & Nina Mortensen
Willie Hatzenbichler	Barb Richards
Anne Cowan-Cleveland	Tim Doran
Lon Previtt	Lisa Packard & Robbie
Cindi Nickel	

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

No minutes taken at last meeting in September for hand-off of President's duties from Michelle Gorham to Roger Nowicki.

IV. NEW BUSINESS:

a. **Financial Report Given by Michelle Gorham, Treasurer**

b. **Anne Cowan-Cleveland** requested a copy of our current financial statement and reserves to be distributed at our meetings.

c. **Landscaping** – Weeding hill at entrance and Sprinkler issues not being taken care of. Can take these out of the contract. Kris and Lon will do weeding if necessary. Roger will contact Todd Moser of The Grounds Keeper to arrange a meeting at the Sunrise Place property to discuss what was not done during his contract. The contract has expired as of 9.21 and we are on a month-to-month.

- d. **Sprinkler system repairs & fountain-** Roger made repairs to sprinkler system at 3501 80th Ave. Also repaired the fountain system at entrance of our subdivision. Replaced pump. Need to still put on timer and GFCI circuit protector from shock hazard. Roger has been given approval to service sprinkler system, shut down and blow out all lines. Charges will be \$40/hr. plus materials.
- e. **Proposal to Re-define Section 2.11 in CC&Rs in regards to “pets” to read: Voted and accepted by the Board of Directors.**

No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred or kept on any Unit or Common land, except for dogs, cats or other household (meaning dwelling inside the home) pet, and shall not be permitted to run loose. All subject to the ordinances of Clark County or applicable municipal entity, provided that they are not kept, bred or maintained for any commercial purpose. Any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property subject to these restrictions upon seven (7) days written notice from the Board of Directors of the Association. Pets permitted as above shall be leashed or restrained during walking or exercise within the Common Areas. Homeowners Association has the rights to limit quantities of pets and create further restrictions.

- f. **Burns issue with chickens-** In 2014, was allowed to keep chickens but needed to find homes for 2 chickens. One chicken died which would leave two chickens on the premises. See letter. Rats have been reported by neighbors in adjoining townhouses nearby and owners are requested to submit formal letters of complaint. Roger & Marge will contact Gail Burns and arrange a personal meeting to discuss the issue and outcome.
- g. **Special assessment-** Painting of fronts of units. Estimated cost 2-story unit: \$900 and 3-story: \$1,000-1,200. Units facing south on 80th street are in need of painting next summer. Approx \$30/month @ 36 months x 45 units=\$48,600. First year paint \$16,200 or about 15 units. Further investigation will be done to get a more accurate estimate of painting over the next 3 years, then will go to the Association for a vote. Majority of homeowners present agreed with the proposal.
- h. **Proposed Increase of HOA monthly fees-** The need for moss removal on roofs, gutter cleaning, and pressure washing of vinyl siding, in addition to the painting of units as outlined above would necessitate the increase of monthly HOA fees. This would be in lieu of a special assessment as stated above in paragraph g. A meeting to discuss this formally with

proposed increase of fees or special assessment will be held November 17th as part of the Board Meeting.

- i. **Old Derelict Car-** Roger will talk to renter about the broken down car on NE 35th Avenue in front of their property. [They were contacted and said that the car will be removed from the property within the next couple of weeks.]
- j. **Possible drug issues-** A homeowner believes there is a possible drug dealing issue on 80th St. She was told to contact Sheriff's Department if she sees anything suspicious on the street.

V. OLD BUSINESS

- a. **Issues with too many cars on the street.** Too many cars on the street due to people renting out rooms in their homes. Will be working on ideas for controlling this problem but request that homeowners park as many vehicles as possible on their property. Yellow Toyota blocking handicapped crosswalk at the bottom of 35th. Will put sign on car to move to another parking location.
- b. **Storm drain cleaning** - Needs to be done right away. There are funds available for this purpose. Anne has knowledge of who to contact regarding this. She will make contact.

c. ADJOURN:

Meeting adjourned at 20:30

Next meeting Thursday, November 17, 2016

Roger & Kris Nowicki's home

8104 NE 35th Ave

Vancouver, WA 98665

Kris Nowicki

Acting Secretary / Recorder

10.29.2016