

SUNRISE PLACE HOMEOWNERS ASSOCIATION
OFFICIAL MINUTES OF THE MEETING

Date of Meeting: August 19, 2021
Place of Meeting: Via Zoom
Start Time: 7:00 p.m.
End Time: 8:18 p.m.

Board Attendees: Joanie Taylor, Michelle Gorham, Marge Swearer, and Nate Swearer.
Homeowner Attendees: Ron Bremner, Roger Nowicki, Angel Wu, David Kleinschmidt, Emily Stassevitch

FINANCIALS (as of July 31, 2021):

- Profit and Loss Statement: Operating Income ended with a surplus of \$13,489.35. All revenues were as forecasted, and all expenses were normal and within budgeted limits. An additional \$1,225.00 was spent on Reserve Expenses. Projected year-end surplus is \$18,551.00. Surplus target to cover long term expenses is \$26,017. We are on pace for 71% of target.
- Balance Sheet: Total balance for Umpqua Bank accounts was \$89,930.61, \$7,225.01 in Operating and \$75,705.60 in Reserves. Pre-paid expenses of \$2,935.81 for the security system. There are no liabilities.
- Accounts Receivable: Net accounts receivable was -\$2,385.87, \$3,129.69 was paid in advance and \$743.82 is past due. Two accounts were 90 days past due and demand letters have been sent. All other accounts were in good or reasonable standing.

Notes:

NEW PO BOX FOR HOA DUES:

The current PO Box will be closed by USPS at the end of the month. Our new mailing address is:
9208 NE Highway 99, #107-41
Vancouver, WA 98665

Please make sure that all bank auto pays are changed to the new address! Thank you!

NEW BUSINESS:

- Lawns/Sprinklers. The Board has asked our Landscaper, Butler Landscaping, to give an assessment and cost for repair and replacement of sprinkler heads, etc. that needs to be completed. Motion put forward and approved. This summer due to the extreme heat we have discovered that our sprinkler system has many flaws that need to be corrected for our lawns to look good.
- Roger Nowicki has done an exemplary job for our HOA and maintenance of our sprinkler system, but due to constraints on his time he is unable to make the necessary revisions that we need this year. We would like to ***acknowledge and thank*** Roger for all his hard work and time for the HOA!!!
- This renovation of the sprinkler system that is needed will be a major project and will need to be paid from Reserves.
- The HOA has purchased sprinkler trimmers. If you notice sprinklers that are covered by grass please email the HOA, and let us know which sprinkler head needs to be trimmed.
- David Kleinschmidt brought up an issue with the rain drain system in his back yard. With heavy rain the drains for the gutters on the back patio's backs up and floods the patio as well as the back room of certain homes on 35th Ave.

- A motion was put forward and approved to hire Roto Rooter, or comparable contractor, to camera our drain system to see if there is a fix for this. The Board will be looking into and hiring a local company for this purpose.
- It has come to the Board's attention that there has been alleged illegal activity in one of our homes that is a rental unit. We would like to assure everyone that the Board is working with the homeowner and their representatives on this matter. We are being kept up to date by the owner's representative on the progress being made to evict the perpetrator(s) as well as their work with the Clark County Sheriff on this matter.
- A Notice of CC&R Violation has been sent to the owners and their representatives.
- Please be aware that the HOA Board of Sunrise Place Townhomes takes our neighborhood security and safety VERY seriously and will stay updated on this situation moving forward.

OLD BUSINESS:

- Gutter cleaning and moss removal are due to be completed this year. The board will be getting bids in the next couple of months for this service. These items to be completed by end of summer and will be expensed from Reserve Account. Motion to move forward and expense from reserves passed with no objections.
- This fall we will have tree trimming completed. Board will be getting bids from area arborists for this expense. Motion to proceed with this expense and expense it from reserves passed with no objections.
- It is time for homes to be painted on 35th Avenue this year. Please select paint colors from the Sherwin William Suburban Traditional palette. ALL trim must be Pure White. Please submit color choices to the architectural committee for approval at sunriseplacehoa@gmail.com. A list of painting contractors can be found on our Facebook page.
- The painting on 35th Avenue should be completed by end of fall.
- Please be aware that our landscaping company comes on Tuesdays – *please make sure that all trash and dog feces are picked up off your lawns.*
- For those homes on 80th Street that have not been painted yet the Board has sent out notices of non-compliance.
- Be sure to join the HOA Facebook group: (<https://www.facebook.com/groups/1739876899651058/> or search for Sunrise Place HOA). Community announcements will be posted to this group.

NEXT MEETING:

Date: September 16, 2021

Time: 7:00 p.m.

Location: Zoom Meeting

Michelle Gorham

Vice President/Secretary

8/25/2021