

**SUNRISE PLACE HOMEOWNERS ASSOCIATION**  
**OFFICIAL MINUTES OF THE MEETING**

**Date of Meeting:** January 20, 2022  
**Place of Meeting:** Via Zoom  
**Start Time:** 7:03 p.m.  
**End Time:** 7:39 p.m.

**Board Attendees:** Ray Garza, Joanie Taylor, Michelle Gorham

**Homeowner Attendees:** Nate Swearer, Nina Mortenson, Roger Nowicki

Meeting minutes from the annual meeting were approved.

**FINANCIALS (As of December 31<sup>st</sup>):**

- Profit & Loss Statement: Net income ended in a surplus of \$15,777.73. Operating Net was - \$3,157.27. Reserve Net was \$18,935.00. All revenues were as forecasted due to using the accrual method. Most expenses were normal, expected, and within budgeted limits. General & Administrative expenses are slightly higher than budgeted due to dog waste stations and landscaping expenses are slightly higher than normal due to new vendor and inflation.
- \$1,225 of Reserve Funds were spent on an updated reserve study. This was not initially budgeted but is required every three years under RCW 64.38.065. The amount is expected for a Level II study.
- Balance Sheet: Total balance for new WaFd Bank accounts are \$91,539.70; \$9,103.21 in Operating, \$22,428.60 in Reserve, and \$60,007.89 in the CD. Umpqua Bank accounts were zeroed out and closed. All deposits have cleared. Prepaid Expenses for the Security System was \$587.13 and Liabilities were as expected.
- Accounts Receivable Report: Net accounts receivable ended at -\$3,056.69. \$339.95 overdue. No accounts are over 90 days, we have many accounts that have partial payments, most of them due to the Reserve Assessment increase of \$5.00 that went into effect 1/1/2022. All other accounts are in good standing.
- WaFd and Umpqua Bank Statements: QuickBooks ledger balances for operating and reserve and CD funds have been reconciled to and match bank statements.

**Notes:** *Please remember that your Reserve Assessment Fee has **increased by \$5.00**, please pay the amount that is invoiced to you via QuickBooks Invoice email. For those still paying by mailed check please utilize the ACH function on the Invoice that is emailed to you - this can be set up on a recurring basis (auto pay) and is free for you to use. If you would like to pay by debit or credit card please be aware that we will be charging 3.5% for this service each month to your invoice to cover the cost that is charged to the HOA.*

**NEW BUSINESS:**

- We will no longer be mailing invoices, all invoice for HOA dues will be sent via EMAIL.
- Abandoned vehicles: CC Sheriff's office has been notified of abandoned blue Nissan Altima parked in 81<sup>st</sup> Circle. If you know who this vehicle belongs to, please contact the board.

### **OLD BUSINESS:**

- David Kleinschmidt brought to everyone's attention that there is a problem with his rain drain system, it backs up onto the patio of the two three story homes in his block of houses. He will be investigating whether this is a county issue and how we can resolve it.
- Waste Stations: Pet waste stations have been purchased but have yet to be installed.
- Tree trimming has been completed.
- Gutter and roof cleaning has been completed.
- Please note that there are some homes on 35<sup>th</sup> that will need to be painted by Fall of 2022; 8006, 8010, and 8048.
- Also homes on 81<sup>st</sup> Circle are due for painting and will need to be painted by Fall 2022.
  - Please make sure you are choosing your paint colors from the Sherwin Williams paint palette – please email the architectural committee for details at [sunriseplacehoa@gmail.com](mailto:sunriseplacehoa@gmail.com).
  - Please send your paint color requests, including door color, to the architectural review committee at [sunriseplacehoa@gmail.com](mailto:sunriseplacehoa@gmail.com)
  - A list of painting contractors is on Facebook, make sure that you are contacting them and getting on their schedules as soon as possible, they fill up fast.
- 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: February 17, 2022

Time: 7:00 p.m.

Location: Zoom Meeting

Joanie Taylor  
Vice President  
1/29/2022