

SUNRISE PLACE HOMEOWNERS ASSOCIATION
MEETING MINUTES

Minutes of: Monthly Meeting
Date of Meeting: Wednesday, July 17, 2019
Time of Meeting: 1900
Place of Meeting: 8104 NE 35th Ave

I. ROLL CALL:

Roger Nowicki (President), April Delaney (Acting VP and Secretary), Nate Swearer (Bookkeeper), Kris Nowicki

Meeting called to order at 1906 by Roger.

Minutes from previous meeting read by April. Motion to approve by Nate, Kris second.

II. REPORTS OF OFFICERS:

- a) **Financial Report** - Operating income ended in a surplus of \$8,390.95 under the accrual method. All revenues were normal, expected and within budgeted limits. Projected year-end surplus is \$20,473. The target to cover long term expenses is \$24,188. We are on pace to make 85% of target.

- The total for Umpqua bank accounts in Quickbooks stood at \$39,406.55, \$3,145.98 Operating and \$36,260.57 Reserve. No deposits are yet to clear the bank. No accounts payable.

- Net accounts receivable stood at -\$1,830.67 meaning more homeowners have paid in advance compared to those who were overdue. \$2,550.44 was paid in advance and \$719.77 was overdue.

**We encourage homeowners to use auto pay when paying their HOA bill. It is quick and easy. If you would like assistance with auto-pay, please contact Marge or Nate.

III. OLD BUSINESS:

- a) **Landscape** – Please respect the landscaping. Homeowners must contact the Board for approval if they wish to make any changes.
- b) **Parking** - Driveways are NOT common areas. Please do not park in driveways if they are not your own. Do not park in front of driveways. Do not park on corners. Do not block the yellow wheelchair access. Do not park on the sidewalk. Do not park on lawns. Do not park in front of fire hydrants. The neighborhood has limited parking. Residents and guest may have to park outside of the neighborhood if parking is unavailable. **Please utilize your garage and driveways before parking on the street.** ***Vehicles may be subject to tow should they violate RCW 46.19.050 under subsection 3***

- c) **Bark Dusting** – The bark dusting is complete. There is one home that rock will be placed.
- d) **Painting** – The Board determined that homes on the North side of 80th Street were in most need of maintenance and upkeep on June 13, 2019. Owners were notified via email of painting and repair on this date. The Board will be sending further notice to those homeowners who have not responded.

III. NEW BUSINESS:

- a) **Pressure Washing** – The Board determined that the homes on the North side of 80th Street were in most need of maintenance and upkeep on July 17, 2019. Owners will be notified of pressure washing their vinyl siding. The Board also has access to a 25ft extension for use by homeowners. Please contact if interested to sunriseplaceHOA@gmail.com.
- b) **Drains Under Homes** – Roger is requesting the master plan for the drains under the neighborhood and the perimeters. He will potentially have to look to the County for records.

Roger motioned to close the meeting at 2028, Kris second.

We are now on the summer schedule of every other month for meetings. The next meeting will be September 19th at 1900 (7pm) at 8104 NE 35th Ave. Should there be any changes to the meeting, homeowners will be notified. All are welcome and encouraged to attend.

April Delaney
Secretary
7/27/19