

**SUNRISE PLACE HOMEOWNERS ASSOCIATION
MEETING MINUTES**

Minutes of: Homeowner Monthly Meeting
Date of Meeting: Thursday, November 12, 2015
Time of Meeting: 1900
Place of Meeting: Michelle Gorham's Home
3509 NE 80th Street
Vancouver, WA 98665

I. CALL TO ORDER:

President called meeting to order at 1900.

II. ATTENDEES:

Board members present were:

Michelle Gorham (President)
Mardell Roberts (Vice President)
Megan Clark (Secretary)

Homeowners present were:

Goldman
Lindsay
Swearer

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

No previous meeting minutes to approve.

IV. NEW BUSINESS:

- a. **Holiday Open House** – Cancelling secondary to lack of interest/time to organize; could consider New Year's Open House instead.
- b. **CC&Rs** – Kris Nowicki graciously completed revisions to existing CC&Rs; potential concerns as this will need to be a legally binding document. Still appears to be the need for CC&R Basics for new homeowners, renters and property management companies.
- c. **Speed Signs/Bumps** – Maybe a consideration, especially near mailboxes; reserve study will tell community about ownership/jurisdiction of streets.
- d. **Reserve Study/Maintenance Plan** – Will contact Structural Waterproofing Consultants for revised contract/service fees.
- e. **Financial Report** - \$9367.17 balance in reserve account; \$3042.18 balance in operating account. Six units are 30-days past due; five units are 60-days past due; 25 units (52%) are rentals.
- f. **Landscaping** – Contracted with The Groundskeepers as of 01Nov; will receive additional services (i.e. aerate, thatch, bark, seed, insect and

weed control) without price increase. Pagel Landscaping winterized sprinkler systems prior to termination of contract. Park/common area fence gates will likely need replacing in near future. Question of ownership regarding shared space between community and King's Way Christian School campus.

g. Yard Sale – Consider community yard sale twice/year.

V. OLD BUSINESS:

No old business to discuss at this time.

VI. ADJOURN:

Meeting was adjourned at 2015. There will not be a meeting in December – next meeting will occur on Thursday, January 14th @7pm.

Megan Clark
Secretary / Recorder
11.16.2015