

**SUNRISE PLACE HOMEOWNERS ASSOCIATION
MEETING MINUTES**

Minutes of: Homeowner Monthly Meeting
Date of Meeting: Thursday, November 17, 2016
Time of Meeting: 1900
Place of Meeting: Roger Nowicki's Home
8104 NE 35th Avenue
Vancouver, WA 98665

I. CALL TO ORDER:

President called meeting to order at 1901.

II. ATTENDEES:

Board members present were:

Roger Nowicki (President)
Michelle Gorham (Treasurer)
Megan Clark (Secretary)

Homeowners present were:

Tamara Snyder
Anne Cowan-Cleveland
Lisa
Ron Bremner
Lisa

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

Michelle Gorham motioned to approve last month's minutes; Anne Cowan-Cleveland seconded the motion.

IV. NEW BUSINESS:

- a. **Financial Report** – Copies of current financial report/bank statement were available. At present, a total of \$910 is past due in HOA fees - \$650 has been sent to collections; \$200 are receiving final notice; and \$60 is between 60-90 days. Treasurer visits post office box and makes deposits twice monthly.
- b. **Landscaping Contract** – Meeting has been scheduled with Todd at Groundskeepers for Friday, 18Nov @0800. Will address concerns that items listed in current contract are not being fulfilled. Roger has ensured that sprinkler systems are winterized; will work on adding GFCI breaker and timer to fountains in common area park. Also looking in to obtaining name of landscaping company that services adjacent community – Cindy's Parkview

- c. **Dogs** – Question was asked of new homeowner – are dogs allowed? Yes, per CC&Rs, dogs are allowed as house pets which mean they spend the majority of the time in the house.
- d. **Chicken Complaint** – President and Vice-President to schedule meeting with homeowner Burns in regard to 2-letters of complaint about chickens on property.
- e. **Increased Dues** – Discussed potential need to increase dues to assist with regular exterior painting (10-15 units/year) and maintenance (i.e. gutter/moss cleaning and power washing) cycles.
- f. **Update CC&Rs** – Board will be looking for opportunities to gain insight on best way to make revisions to CC&Rs through potential seminars in the community as well as reaching out to other homeowner's associations.
- g. **Reserve Study** – Board is currently looking for companies that can provide quotes on study for community. Will consider reaching out to Clark Public Utilities for insight. Schram Excavating was also provided as potential lead. Study is required approximately every 7-years; Sunrise Place study is overdue as community was established in 2006 and no study has been completed to date.
- h. **Reminders!** – Trash/recycle cans and lawn mowers should not be viewable from front of home. Pet owners should be mindful and pick up all dog waste.

V. OLD BUSINESS:

No old business to discuss at this time.

VI. ADJOURN:

Meeting was adjourned at 2039. There will not be a meeting in December – next meeting will occur in January.

Megan Clark
Secretary / Recorder
12.14.2016