

SUNRISE PLACE HOMEOWNERS ASSOCIATION
OFFICIAL MINUTES OF THE MEETING
March 2023

Date of Meeting: March 16, 2023

Place of Meeting: Via Zoom

Start Time: 7:07 p.m.

End Time: 8:02 p.m.

Board Attendees: Joanie Taylor, Michelle Gorham

Homeowner Attendees: Roger Nowicki, Emily Stassevitch, Nina Mortenson

Meeting minutes from the January Meeting were read by Joanie, motion to approve by Michelle, seconded by Roger.

FINANCIAL REPORT: (Balances as of Feb 28, 2023)

\$6,047.29 - Operating Account

\$34,917.14 – Reserve Account

\$60,260.94 - CD

\$5,354.96 – paid to Olson Environmental for Stormwater Facility Cleanout

Three delinquent owner accounts: Zener, Parks, Sheffer. After 90 day delinquency, unpaid homeowner dues will go to collections. Owner will be responsible for all legal fees.

OLD BUSINESS:

Landscaping:

- **A decision has been made to use A+ Landscaping, beginning in April 2023.** Our contract with Butler expires on 3/31/2023, we will deliver official notice of intent to cancel by 3/2023. We are awaiting a contract from A+.
- With the new landscaper, the landscaping assessments will be increasing. The board has discussed increasing by a percentage versus a whole number. Joanie and Michelle are working on calculating the amount of increase per unit. Our monthly landscaping assessments are not bringing in enough to cover even half of the current landscaping dues. This does not include irrigation/sprinkler maintenance.
- Tree maintenance versus removal was discussed. Several homeowners indicated that they were in favor of complete removal of the trees. The board will begin gathering bids and creating a 5 year plan to systematically remove troublesome trees. **UPDATE:** this issue has been tabled until landscaping has been situated.

Gutters:

- There was discussion about adding gutter guards to eliminate the need to clean gutters ever year. It will be a larger expense up front, but will save money in the long run. \$9,000 is budgeted for gutter cleaning in 2022, \$10,000 for 2023. We can redirect that money to gutter guards and borrow any additional from the reserve account. Roger has agreed to research gutter guards. Update: discussion took place about adding guards or screens only to certain properties that have issues (West side of 35th). We need to measure linear feet before an estimate can be provided.
- Gutters have not yet been cleaned following 2022 leaf drop. Board will work on getting new bids.

Invoices will no longer be mailed. All invoices will be emailed from PayHOA. **We no longer have a PO Box for the HOA.**

Pet Waste Stations: Stations have been purchased but not yet installed. We received a couple high dollar quotes for installation (\$2K+) but declined to hire at that cost. Roger will revisit this task in May of 2023. We have received permission from owners of 3504:80th and 3506:81st to install stations on their side yard where much of the problem exists.

Painting: Several homes on 35th Ave and most of the homes on 81st Circle are overdue for repainting. The Board will be sending out official notice to homeowners who are overdue or required to paint this year.

If you need to paint, it is not too early to choose colors and schedule with a painter for 2023. We require Sherwin Williams Super Paint. If you wish to change paint colors, please choose from the Sherwin Williams Suburban Traditional palette, and email your choices (including door color) to the Architectural Review committee for approval at sunriseplacehoa@gmail.com. Please note that all trim and garage door must be "Pure White SW 7005." A listing of painting contractors is available on our Facebook group page.

NEW BUSINESS:

Landscaping Dues Increase: As mentioned above, landscaping dues will be increasing by a percentage. You will receive official notice of the increase 30 days before it takes effect.

Annual Spring Cleanup: We will be scheduling our annual Spring cleanup on a Saturday in May. Homeowners will come together as a community to pressure wash, pick up garbage, do light landscaping and cleanup to beautify our neighborhood. The board will provide lunch for all volunteers. Date/time TBD at our April HOA meeting. Please plan on attending the cleanup.

Marijuana Smokers: Please be aware that, if you smoke in your home, walls are thin and the smell can penetrate. Please be courteous of your shared-wall neighbors.

Board of Directors: We currently have a delinquent board and the majority of responsibilities are falling on 2 people. This is not maintainable. 2023 is an election year for the 2024/25 term and *ALL POSITIONS WILL BE UP FOR ELECTION*. If we cannot get homeowner volunteers who are committed to their term, we will have to consider hiring a management company. The cost of management is NOT in our current operating budget, so the fee will be divided equally among homeowners and added to the monthly assessments.

Other ways you can get involved: Attend monthly HOA meetings, volunteer to collect bids for services, assist with planning events.

Bi-Monthly Meetings: Nina Mortenson suggested that we hold HOA meetings every other month instead of every month. We will be adopting this schedule after our May meeting.

Motion to adjourn by Roger, seconded by Michelle.

Meeting adjourned at 8:02 pm.

NEXT MEETING:

Date: Thursday, April 20, 2023

Time: 7:00 p.m.

Location: Zoom