

Sunbrook Condominiums
Homeowner's Meeting
January 5, 2022
6:00 pm

In Attendance:

- April Hartzell
- Mike Wilder
- Brett Naughton
- Brett Borach
- Riley Hudesshot
- Brett Hudesshot
- Tyson Taylor

New Business:

- April was voted to the board

Financial Statement Review: Brett handed out financials, the executive summary stated:

- The ending cash balance in the operating account (as of December, 2021) was:
\$ 13,237.33
- Reserves account balance: \$146,773.40
- Special Assessment account balance: N/A

Maintenance:

- Snow removal seems to be going good so far
- We discussed filling the ice buckets more regularly or putting 2 buckets out.
- Discussed fixing concrete under garbage bins

Other Concerns:

- H3 lady still there
- NO complaints on ES for the last month
- Tenant evictions should be handled by the Condo Owner per the attorney
- possible solution is to increase fines on violations

- The board reviewed the fines for violations
- The board voted to increase the fines for ~~dog~~ pet violations.
- The board agreed to change fines for pet violations to \$50, \$100, and \$150.
- Condo JZ has had garbage and a mattress on their porch for over a month. Brett will look and see what violations they've received.
- We discussed the Fall Clean Up expense

Meeting Adjourned