

- We discussed the new HOA Management Company. 2 Bids. One from KR Elite Real Estate and Welch Randall.
- We reviewed the different services and cost per month.
- KR is a bit cheaper per month.
- Questions to ask Property managers
 - How are payments processed?
- We are going to set up an interview with KR Real Estate

Sunbrook Condominiums
Homeowner's Meeting
January 04, 2023
6:00 pm

In Attendance:

- April Hartell
- Piley Hendershot
- Brett Maughan
- Mike Wilder
- Tyson Taylor
- Brett Hendershot

- Tim says we need to keep some visitor spots open for snow removal
Snow removal going well

New Business:

- Bldg D - Gentry has water coming up through kitchen ^{floor} drain? or through kitchen floor?
- Piley is going to call Tim about the leaves

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

- The ending cash balance in the operating account (as of Dec, 2022) was: \$ -7246.01
- Reserves account balance: \$ 109,758.17
- Special Assessment account balance: _____

- Water line repair was \$13,000. Thus, the negative Maintenance: account balance.

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Other Concerns:

- Brett H. is going to check with HOA attorney about raising the HOA dues.
- Need to check and see how many days notice we need to give. Attorney is going to draft a letter to send out. About the HOA increase