

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

**In Attendance:**

- April Hartfull
- Brett Hendershot
- Brett Borack
- Bret Naughton
- Mike Wilder
- Tyson Taylor
- Riley Hendershot

**New Business:**

- stray cat - NO complaints in the complaint Box <sup>parking</sup>
- We discussed animal complaints - specifically Ato, dog <sup>poop</sup>
- We investigated and confirmed that Ato is cleaning up after themselves. We also discussed the Dog in CS as well. It is out and barking at night.

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

- The ending cash balance in the operating account (as of March, 2022) was: \$27,035.08
  - Reserves account balance: \$147,054.70
  - Special Assessment account balance: \_\_\_\_\_
  - We reviewed delinquencies. #02 is 3 months behind. Venny has been trying to get a hold of the home owner.
- Maintenance:**
- We discussed the landscaping bids. (4 total)
    - it was voted that Lawn Police will take care of fertilization and shade seed? application
    - We discussed getting a company to do a full sprinkler repair.
    - it was decided that US Lawn will do a full sprinkler repair.
    - it was decided that the Lawn Ranger will do the landscaping for this summer



**Other Concerns:**

- We voted on getting the landscaping project done on the N.E. corner
- We decided that we'd give Tim 7 mo. to do the project.
- Brett H. is going to make sure the lights are restocked
- We discussed Roof Bids for Bldgs A & D. But Fox Roofing had the Cheapest bid. We discussed checking reviews. As long as reviews are good it was voted that they will get the roofs done for A & D.
- We reviewed the increased Pet Violation fine
- We discussed the 2022 Annual meeting May 4, 2022 @ ~~the~~ Brett's Office
- We discussed new board positions
- we discussed new trees - different types



### Meeting Adjourned

- We discussed the broken fence by Jiffy Luke. Bid came in @ \$1000. we'll pay Haef  
Jiffy Luke will pay Haef

