

**Sunbrook Condo's
Annual Homeowner's Meeting
May 4, 2022
6:00 pm**

In Attendance: (see sign in sheet)

- April Hartull
- Maria Hamilton
- Bruce Borak
- Bruce Macpherson
- Bruce Hendershot
- George and Sharen Hood
- Tyson Taylor
- Mike Wilder
- Riley Hendershot
- Elen Jensen
- _____
- _____

How Was Meeting Notice provided: Emailed, mailed and mentioned in Newsletter

Past Years Activity:

- We introduced the board
- We discussed the special meeting this past year
 - 3 meetings total
 - Y/Cap: Rental restriction was vetoed
- Maintenance items this past year: Stairs, C/F: B roof replacement, concrete lifting, tree trimming, railing repair, water main break repair, car port lights converted to LED.

Management Report: Meeting Packet includes 2021 Financials, 2022 Jan.-March financials and an operating budget:

- **2021 Financials:** The ending cash balance in the operating account (as of December 31, 2021) was: \$13,237.33
Reserves account balance: \$116,867.15
- **2022 Jan-March Financials:** ending cash balance in the operating account (as of March 31, 2022) was: \$22,035.08
Reserves account balance: \$147,149.13

Notes on 2022 Operating Budget:

Voting:

We voted on 3 positions.

Brett Maughan, Mike Wilber, and April Hartzell
were all re-elected to the board.

Current Business:

- We discussed the watering rules for the upcoming summer.
- Bld. A & D roof replacement has begun
- 2 more Stair replacements to do
- Depending on water restrictions we will do power washing
- New Seal Coat was done 2 yrs. ago
- looking at crack repair and new striping this year

~~Current Business/Open Discussion~~

- A few areas need to have concrete lifting done
- We discussed the new landscaping that will be done on the NE side of the condos
- ~~potential~~ Can port roof repair
- Pet Violation fine increase
- We discussed budgeting for a reserve study
- We discussed the possibility on an increase in dues.

Additional Notes:

- Elon Jensen (?) discussed how she sold ~~the~~ another ~~place~~ Condo somewhere else and how their reserve study showed several issues with a low reserve study and poorly maintained property. She thinks we need more \$ in the reserve study and higher dues to better maintain the property. She's a landlord/investor.
- Shaun Hood wondered who covers new light fixtures on the garage and screen doors, front doors ect.
- Shaun also has a problem with Hornets getting into a hole near her door. Mike is going to take a look at it.

Meeting Adjourned

