

Sunbrook Condominiums
Homeowner's Meeting
June 1, 2022
6:00 pm

1
in the fall
Crack Seal will be done
1/1/24 until next year.

In Attendance:

- Riley Hendeeshot
- Brett Maughn
- Mike Wilber
- April Hartzell
- Brett Borack (on the phone)
- Parcell Hendeeshot
- Tyson

New Business: - Dennis complained about the hose

- Bush dead @ Bldg A by the Carpats. ~~Parcell~~
- ~~Will have Jim replace~~ Parcell Borack will take care of it.

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

- The ending cash balance in the operating account (as of April, 2022) was: \$2553.15
- Reserves account balance: \$147,246.47
- Special Assessment account balance: _____

Maintenance: - we discussed doing crack seal and striping - Brett # got some bids. waiting for another bid. Decided to put striping on
- we need to decide if we need more
: trees. We'll wait until they are planted
: to decide.

- Trees will be taken down and planted

Other Concerns: this week and first of next week

- we discussed skipping MOWS occasionally
: depending on needs. 1 mow was skipped in May
- Brett Hendeeshot is getting a new bid for getting the sprinklers reviewed. \$600 - \$720 + \$45 per hour for repair. CO: MS Lawn Maintenance.

- We discussed HOA replacing lights that are broken and then billing it back to tenant.
- Brett's going to get bids on the lights.
- We discussed doing the Assessment and Condo fee increase in Oct-Jan.
- Newsletter - Tyson wants to add a section about why its important to come to the meetings and getting involved.
- Q3 Newsletter going out in July. How do we get it out? Mail, Email, or tape to doors. Board will help tape to doors and Brett H. will email them out.
- 1 car was stolen. We discussed getting a sign that says the property has cameras.

- Brett H. got a complaint of someone cutting down a tree behind TZ. (12:30 am) Brett H. investigated it and couldn't see ~~at~~ first anything.

- We discussed lights that are out some out by Town houses in between garage and Town House. Mike Wilder is going to check it out.

- Roof replacement complaints - Someone complained about a satellite dish being removed.

- We discussed doing a review of the roofs and re-securing any shingles that are coming up. Paul Fox did good on the last repair job

- Fence Repair update - Jiffy Lube has lined up the work. Fence Co. is supposed to come early next week to get that taken care of.

Meeting Adjourned

- Concrete Repairs - 2 bid received. Brett H. is going to get it rebid. ~~Quote~~ because the bids weren't ~~done~~ for the same thing

- Tyson is going to check the thickness of the asphalt under the dumpsters.
Need to decide if we want a 4" or 6" slab. Onsite recommended 4". Elevat bid a 6".
- Landscape Project = Tim says he's about 2 weeks out on getting it started
- Power Washing - in order to save water we've decided to hold off on power washing this summer.
- We discussed sending notices to units who have had oil leaks in the car ports. and having units who have damaged the siding in the car ports be billed for repairing the siding by their cars.
- We discussed Collections
- We discussed office positions. Office positions will remain the same.
- We discussed Sharon Hood's complaints on the lights that are falling a part.