

# Sunbrook Condos HOA Meeting

Wednesday July 6, 2022

Location: 2036 Lincoln Ave. #101B – Mountain City Commercial Conference Room / 6:00 p.m.

Attendance: Mountain City Commercial and the Sunbrook Board of Directors

## I. Agenda Topics

### A. HOME OWNER CONCERNS:

- Complaint Box
- J2 Fine Appeal
- 400 E. Curb & Gutter/Flip my Strip Program
- (Open to homeowners in attendance)

Utah state rebate = zero scope  
price per square foot - take sprinklers out  
Brett submitted name to receive more info  
west side townhome - X3 complain  
we've been having Tim or Mike blow off  
she went powerwashed - too dusty

### B. FINANCIALS: June 2022 Financial Report

### C. MAINTENANCE:

#### • Landscaping:

- 2022 Landscape Maintenance: Discuss Water and landscape Maintenance services
- Tree Removal/Tree Installation Project: Complete

Lighting: Inventory Restocked, take order any light that needs to be replaced

Lighting Project: Scheduling walk through with Orange electric for project proposal

Fence Repairs: Update and Discuss - followed up with J. Lube - pushing fence co for this week

- Parking Lot Repair/Restripe: Review Bids, confirm board would like to hold off on striping.

Recommendation is Onsite Asphalt bid for crack seal. Confirm no striping this year - crack seal

- Concrete Repair Bids: Review Bids, Recommendation is Apex - 6 in concrete

- Roof Project: Complete

- Prospective Spring Projects:

-Professional Sprinkler review and repair: Complete

-North East Corner Landscaping project - Tim requested down pmt to start - \$4000 - part of

-Bldg. G Carport Roof - Mike J thinks <sup>delay</sup> <sub>subcontract</sub> is started to break - Collins Roofing & Red Fox will give

-Assess parking lot, apply crack seal/repair as needed

-Sika Flex and Concrete Grinding & Concrete Pads

-Select additional steps - in process

-Siding Repair/Owner Bill back - list of areas on Carport - which unit #'s will back time/interior

-Railing touch up - on Mike's list

-Power Washing: On hold; will sweep this month - Mike J/Dennis - sweep best can

Mike J. replaced  
Glass around  
April's place  
fear several more  
that is being addressed

MJ Maintenance  
sprinkler report  
got today - will visit  
for specifics  
will give quote for  
bigger repairs  
on-site  
better price

Includes lifting by bldg C  
Onsite - 2400 - 4 in

### D. OTHER CONCERNS AND NOTES

- Collections: General update. - on person over 30 days - on payment plan
- Reserves Study: Update - Brett in touch with company that was referred to by owner at meeting
- Camera Signage: Does board want to install <sup>rounding up into they need to get quote</sup> <sub>ordered 2 extras</sub> 2 x 1 1/2 ft.
- Newsletter: Q2 Newsletter Sent. Request Board feedback for Q3 Newsletter to be sent in July
- Schedule Next Meeting: 08/03/2022
- Board Member Compensation: Distribute Checks
- (Open to board members to discuss any items that need to be discussed)

big questionnaire  
Robbie Pepper  
\$3750  
Home search  
waiting on  
price