

Sunbrook Condo's  
Homeowner's Meeting  
September 1, 2021  
6:00 pm

In Attendance:

- BRETT M.
- BRETT B
- MIKE W
- Tyson T.
- BRETT H
- RILEY H

ABSENT - JEN

New Business:

- A/C units location and type moving forward for replacements.
- Cat restriction voted 3/1 to only allow 1 cat per unit.  
↳ in favor

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

- The ending cash balance in the operating account (as of August 31, 2021) was:  
NOT AVAILABLE
- Reserves account balance: NOT AVAILABLE.

Maintenance:

- Trees discussed should be ok with early water shut off. Concern raised about ~~tree~~ new tree by building A growing skew. Look into to remediate or replace.
- Pest control scheduled for Sept 20th. Approved for pest control for the trees as well.
- Light post painting ~~scheduled~~ scheduled (No exact date)
- Discussed sinking foundations, look to only fix the bad cases with <sup>contractor</sup> and have Mike fix minor issues such as cracks and minor sinking issues.
- Sign has been installed regarding compact vehicle only by dumpster on condo side.
- Common area railing to be fixed by removing railing to be fixed  
P I O

### Other Concerns:

### Rental Restriction

~~Rental Restriction~~ Discussed process to ~~not~~ have the restriction pass.

Proposed that all ~~owners~~ current owners are grandfathered in, however moving forward all new owners will be subject to the rule.

• Air B & B not allowed (No short term leases).

• Board Members to review documents and provide feedback if applicable. First vote will be the same night as the October board meeting.

### Insurance Request

- No BBQ within 10 ft of any structure.
- Proposed BBQ with fire extinguishers if insurance refuses, it has been decided to reshore insurance.

Meeting Adjourned