

Sunbrook Condominiums
Homeowner's Meeting
September 7, 2022
6:00 pm

In Attendance:

- Brett Maughn
- Brett Beach
- Riley Henderson
- April Hartzell
- Mike Wilder
- Brett Henderson
- Tyson

found music. Brett or Tyson will talk to the city.

New Business: - Dennis Carlton complained about Nath shows towing charge for 44 (New Make-in) stays in force
- Brett H. proposes transferring \$19,425.00 from the reserves account to the operating account. The board

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

- The ending cash balance in the operating account (as of ~~2021~~ ^{Aug.} 2022) was: -2039.45
- Reserves account balance: \$129,183.17
- Special Assessment account balance: _____

- We reviewed delinquencies

Maintenance:

- MJ Maintenance went through the sprinkles and did some things through out the complex
- Water was coming through from Browns Farm that was effecting our grass. Those issues have been fixed.

Other Concerns:

- Zero Scrape project still not quite done.
 - Park and grass still need to be put in.
- Tree Removal - Building I trees have been trimmed. Tree company came back and trimmed a few more trees. (Allstate). More trees will be trimmed when they do the gutter clean out.

- Fence repairs were supposed to be done Aug. 8th then moved to Sept. 1st. Still hasn't been done. Now scheduled for Sept. 16th.
- ~~PAVING~~ Matt Brett H. getting bids for snow removal
- Parking lot Repair and Crack Seal - Brett has 2 bids. The board approved having Morgan Pavement do the work for \$5,700. Brett H. is going to verify when it was last done.
- Mike Jensen has fixed areas on the soffit that are breaking
- lighting - Building D upstairs light is ^{west side} flicking. Mike W. replaced some bigger bulbs but we are getting low on the bigger bulbs. We need to get more. Mike W. will fix the flicking bulb on Bldg. D.
- Reserve Study - Brett H got 3 bids on doing a study. Bid #1 - Facilities Advisors bid is \$3500

Bid #2 - Association Reserves = \$2,990

They have a pricing schedule depending on how soon we need the study.

Bid #3 - Home Cats = \$1500

The board voted and approved to have a reserve study done by Home Cats for \$1500

- Camera Signs - 1 has been installed. 2nd Sign will be installed by bldg. T

- Q4 Newsletter going out in October
things to include ① remove hose's. ② decorations can only be up during the holiday. 2 wks before and 2 wks after. ③ HOA \$ @ work. ④ winterization tips

- We discussed the Grubs and the necrotic rings in the grass

Meeting Adjourned

- Next meeting Oct. 5th

- looking @ repairing more steps, might wait until we have more \$

- Sidings Repair / owner bill back.
Portt H. is going to bill people for tree repairs that we do.
- Railing touch up - \$40 an hour for maintenance. Portt H. proposed painting all the railings on the buildings. could probably be done for around \$1000. The board approved having the railings painted
- Gutter Clean up coming up
Fall Clean up coming up