

Sunbrook Condominiums  
Homeowner's Meeting  
October 05, 2022  
6:00 pm

In Attendance:

- Brett Bowick
- Brett Henderson
- April Hartzell
- Brett Maughan
- Mike Wilder
- Riley Henderson
- Tyson Taylor

- We discussed putting more sod in  
- The grass is a mud pit

New Business:

- Stacey Floyd (BHX) requested to zero scope her grass pad
- We discussed landscaping issues like the new trees
- in the entrance way and finishing that project
- Jen Olsen brought up issues about illegal dumping

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

- The ending cash balance in the operating account (as of September, 2022) was: ~~109,758.17~~
- Reserves account balance: ~~12,029.72~~ \$109,758.17 \$12,029.72
- Special Assessment account balance: \_\_\_\_\_

Maintenance:

- We discussed some areas being over watered and getting to muddy
- Tree Behind Bldg G might need to be pulled
- We'll re-evaluate in the spring
- We discussed the issues with <sup>necrotic</sup> cankers, rings, and other bugs that are killing the grass.

Other Concerns:

- Still waiting on snow removal bids
- Tim didn't mow this week - we don't want to be charged double
- Ameri Sports gave us lights we can use. They were free
- Fence Repairs finally got done
- Easter Cleanout will be started the end of this month



- <sup>New</sup> Stair Cases with ~~Nuts~~<sup>trucks</sup> are missing ~~bolts~~ / Nuts.  
Mike will add Nuts to some of the missing areas.  
He's going to add Nuts to every other bolt.
- D3 trim needs to be repaired  
Mike will also look at the Car port by Bldg. 6 and the Shed.
- Parking lot Crack Seal will be scheduled in Mid-October
- City complained <sup>to Manda</sup> about our cars parking @ the pool. Tyson is going to check with the city.
- 2023 proposed projects: 2 stair Cases, Cement lifting, 2 condo roofs, light fixture replacement, power washing, Car port roof, parking lot striping, Stucco Repair, Repair Shingles  
Tree Remediation
- Reserve Study is currently being done. Hopefully we'll have it done by next meeting.
- Collections @ 2.5%
- Parking spots for rent - only 1 for rent / next to Bldg 1
- The board reviewed the upcoming newsletter
- Next meeting Nov. 2nd.

**Meeting Adjourned**