

2023 SUNRISE HOMEOWNER'S ASSOCIATION ANNUAL MEETING

NOVEMBER 7th, 2022

CALVARY CHRISTIAN CHURCH

6:30 PM

Board members present: Tom Low, Dave Britton, James Deforge and Cathy Cook. Britt Slie was absent. The management Company was represented by Eric Juszky and from PJ Morgan Real Estate. There was a total of 22 homeowners present for the meeting.

President Tom Low called the meeting to order at 6:35 P.M.

The 2022 Annual Meeting Minutes were reviewed. Motion to approve by Dave Britton and seconded by Ron Frazier. All approved.

Financials review of the 2022 expenses was discussed.

A resident sent question about the budget in by email ahead of the meeting. Residents were reminded that the budget was made up the end of September so 3 months of expenses and income are not in the year to date budget.

The questions and answers from the resident are as follow:

Why is the administration fee more than double what we've actually spent and isn't admin what we spend over 5k yearly to a property manager? **Tax preparation fee, printing docs and post cards, etc. sent to printers.**

What exactly is that admin? **Administrative expenses other than provided by property manager.**

Legal went up 2k from 2022 and another 2k and we are only getting a 1400 return on that? Doesn't work out fiscally to spend that if we are losing money on it. **We continually file liens on properties. We usually wait until they are over \$350.00 owed and are only good for two years. We recoup some of the lien fees from the owners as that is tacked on to their amount owed on dues. \$250.00 to file and \$10.00 for recording fee.**

Property management is another 1600 higher, yet we are still paying another 1200 for admin? 7k just for administration seems pretty steep. **Our contract increases 3% per year. Currently paying \$477.41 a month.**

Why is postage triple when mailings pretty much stopped? Postage went up. **We mail out all the invoices in January, a mailing for the garage sale, additional invoices for past due assessments and November annual meeting. If we have a social event we will need to include funds for a mailing for that also.**

Water and sewer was bumped up 1200 but I thought we got rain sensors? That is a 45% increase and much inflated over spent. Cost of water went up. **Cut back to only watering 3 days a week this year but have about 17 stations. The squirrels started chewing on one of the rain sensors right after it was replaced.**

Why is snow removal budget inflated? Last year spent was \$150 and budget 800 and again this year the same? **May not need this spent this year as the City of Bellevue said they would take it over. Leaving it in the budget in case they do not do a satisfactory job or don't do it in a timely manner. Left in just in case.**

Why is the sprinkler system budget double last years spent and still a few hundred higher than current spent and we shouldn't have any other cost on those this year. **This year spent does not include the October winterization which was another 2 or 3 hundred. On July 28, 2023 there was an incident in which someone hit the light pole at Calvin and 25th Street and broke the sprinkler line. Replacement was \$700.00. An additional sprinkler head broke replacement \$200.00.**

Social events is out of control. We had \$4k in the budget in 2021 and spent less than \$500 so where did that money go? We haven't spent over \$500 since 2021. **The money went back in the pot, never spent.**

We had 3k in special projects allocated for 2023 but none spent so why do we need another 3k? **Keep it in the budget for ideas of things that might come up. Cut in half from \$6,000 last year. Nothing was spent this year.**

Insurance increased to \$851.39. This was a large increase of over \$300.00 but the entrance signs were not included and are now part of the cost.

Repairs and maintenance \$841.89. We had two mailboxes repaired this year that had been broke due to cars running into them.

Legal and professional. Costs for suing a resident and filing liens. Have recouped some.

The 2023 budget was presented and discussed. Motion to approve the 2023 budget made by Dave Britton and seconded by Ron Frazier. All Approved.

Board and HOA accomplishments for 2023 – got speed signs put up along Meisinger.

Future Goals – The Board asked for resident input and was discussed more in the open forum.

Election of Board Members – Britt Slie has resigned and is coming off the board. There was only one candidate to volunteer for the open board position, Dehn Eisele, and was voted onto the board by the members present.

Open Forum Discussion Topics were as follows:

Tom Low noted that the board was notified by a couple of residents that on October 29, 2023 there was an incident at a part on 26th Street after midnight in which about 50 youths were drinking and having a party and one boy got beat up pretty bad. One of the residents of Sunrise stopped the beating and helped a couple girls load him into a vehicle to take him to the hospital. Everyone was reminded that the HOA board has no control of things like this and local police should be called immediately.

Joshua Woodward made a motion to adjourn the meeting, seconded by Dave Britton.

Meeting adjourned at 7:26 p.m.