

SUNRISE HOA BOARD MEETING MINUTES JANUARY 8, 2024, 6PM

The Board Meeting for Sunrise Homeowners Association was held on December 11, 2023, via Zoom. Board members in attendance for the meeting were Tom Low, Cathy Cook, Dave Britton, Dehn Eisele and James Deforge. Cara Woosley and Hillary Simpson, the representative from the P.J. Morgan Management Company was also in attendance.

CALL TO ORDER: The meeting was officially called to order at 6:02 pm. New board member Dehn Eisele was greeted along with Hillary Simpson from P.J. Morgan who will one day take over as our property manager.

MINUTES: The December 2023 annual meeting minutes were approved by the board.

FINANCIALS: December 2023 financials were approved by the board.

ZOOM MEETINGS: It was approved by the board to have meetings via ZOOM during 2024.

OLD BUSINESS:

The Winners for the Holiday Decoration Award were 9511 S. 28th Avenue (1st place) and 9703 S. 28th Street (2nd Place). Notification letters have been sent to the residents. 1st place will get \$75.00 credit on their 2024 dues and 2nd place will get \$40.00 credit on their 2024 dues.

The wrecked car that was at 9506 S. 25th Avenue has been towed today. The residents were waiting for the insurance company results before picking them.

The board continues a court case against a resident who has never paid their dues. Dave Britton, the new president will sign any court documents to be filed for the HOA.

The new board members have been updated on the Sunrise HOA website and on the PJ Morgan Website. Tom will work to get updated on board@bellevuesunrise for emails. Discussion was held on the possibility of moving website to platform that is more user friendly. HOA.Express.com was mentioned. Bellbrook and Portal Ridge Website use this for example. \$350.00 to \$400.00 a year per Cara.

NEW BUSINESS:

Discussion was held on having the HOA Board preapprove all correspondence before being mailed out. Cara and Hillary will see to it that we approve first from now on.

Discussion was held on what information is needed before approving bills. Confirmed if two members approve a bill it will be paid, but if there are questions from other members there is time to discuss prior to a check being sent out.

The city now has on their list for snow removal from the sidewalk along 25th Street. The board will monitor to make sure it is being done promptly. Money was allocated in the budget in case they do not do a sufficient job according to the board.

We will be taking bids for lawn mowing service for 2024. Vivian Tree Service did fall cleanup along 25th Street and we will consider them for a bid. Be thinking about others we can get a bid from.

Cara mentioned they received a letter from a resident about a dog that continually barks. Cara will tell the resident to call the Humane Society as there is nothing the board can do.

Board to think about a neighborhood event we could do this year, maybe in June, and come back with ideas so we can start working on it.

Garage Sales. Discussion was held on having one or two this year. To be discussed further and date(s) set.

A repeat invoice for Sprinkler System repair from August was forwarded. Cara will set up a conference call with Tom and the vendor to sort that out.

Discussion was held on how to get more residents to come to the annual meeting. Board to think about it and come up with ideas in the future.

Cara mentioned sending out letter to all residents to have everyone sign up on PJ Morgan Appfolio to get everyone's email address so that we can use that portal instead of spending money on all the mailings and postage. Board to think about this and go over it later.

Next meeting for the board to be February 12, 2024, via zoom.

Adjourned at 6:30 pm