

SUNRISE HOA BOARD MEETING MINUTES MARCH 11, 2024, 6PM

The Board Meeting for Sunrise Homeowners Association was held on March 11, 2024, via TEAMS. Board members in attendance for the meeting were Tom Low, Cathy Cook, Dave Britton, Dehn Eisele and James Deforge. 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 6:08 pm.

MINUTES: The February 2024 monthly meeting minutes were approved by the board.

FINANCIALS: The February 2024 financials were approved by the board. Hillary will review a credit and debit for returned check fees of \$50.00 from the January 2024 budget report and report back to the board.

OLD BUSINESS:

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. Hilary was asked to provide more information to the attorney which she has done. Dave will check with our attorney about signing the latest document to be filed soon.

Discussion was held on the possibility of moving website to platform that is more user friendly. HOA.Express.com was mentioned as used by other HOA's, specifically Bellbrooke. Tom and James reviewed the website after the last meeting and agree it would be useful to switch using the free part of the new website. James and Tom wanted to ask the administrator of the Bellbrooke website how the pro's and con's of using this new website but our property manager cannot give out contact information for other subdivision members. The Domain name would stay the same.

Hilary has sent out application for bids for lawn mowing service for 2024 to 5 companies with a due date of March 20, 2024. None have been received so far. The bids will be sent to the board one at a time upon receipt of bids. We do not need snow removed bids since the City of Bellevue is now doing snow removal.

The board talked about an idea for a neighborhood event. Possibly of a flea market in the park in September which will be combined with an ice cream truck that we can give out tickets to those residents that have dues paid up to get ice cream. Tom emailed the city parks department and called this morning and left a message but no response to date. If no response in a couple days he may go to the city offices to ask.

Garage Sale date established for Thursday May 16 through Saturday May 18, 2024. Hilary has ordered new stickers to be completed for the signs and some new signs ordered for along Cornhusker Road as a lead in. Hilary will get a draft post card done for "Save the date" for all to review prior to sending out

Discussion was held about residents who don't have an email address on PJ Morgan Appfolio. We would like 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 take this into consideration on how to contact those not using it. Hilary has a list of residents that have emails. She will send a list to Tom who do not have email addresses so

he can go out and see if some of these residents would sign up for email notifications. It would be useful to have this information available to send out email blasts.

A complaint from a prior board member came in since last meeting about a resident selling flowers out of their home and the traffic on Valentines Day was terrible on that date. Hilary will draft for our review a letter to the resident selling flowers out of their home as in a retail store, that they are in violation of the covenants. She contacted to City of Bellevue about this situation also.

Tom stated that he found a Facebook Page for "Sunrise Bellevue NE" which was started in 2016 by Lisa Lehr. Only a handful of posts on that page but it would be nice for the HOA members to know about this page. Tom will research and see if she is still located in the subdivision and be able to give the HOA Board admin rights to this page.

NEW BUSINESS:

Hilary will review residents that have liens filed against their property for delinquent HOA dues that are over two years old. Those that have delinquent dues of \$250.00 or more should have new liens filed against their property. She will send us a list.

Next meeting for the board to be April 8, 2024, via TEAMS.

Adjourned at 6:40 pm