

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

The Board Meeting for Sunrise Homeowners Association was held on APRIL 8, 2024, via ZOOM. 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 unable to attend.

CALL TO ORDER: The meeting was officially called to order at 6:22 pm.

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

FINANCIALS: The March 2024 financials were approved by the board.

OLD BUSINESS:

The board continues a court case against a resident who has never paid their dues. Dave Britton signed a court document to be filed for the HOA.

Discussion was held on moving website to platform that is more user friendly. HOA.Express.com has been reviewed. Tom and James will get together to start working on the move. board@bellevuesunrise will be used for links to contact in the new website. The board will review the website before the cut over date from old to new website.

Sun Valley has been selected to be the lawn mowing and maintenance provider for this year and a contract signed. They have done one cutting and will soon start on cleaning the landscaping flower beds. We received an invoice for April services already. Hilary was contacted that we typically only pay after the work is completed. She will hold the invoice until a later date. Need Hilary to contact them about when they will complete the entrance clean up.

Discussion was held on 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 has filled out a form which was approved by the City for September 14, 2024 from 9 to 4. Because we will be selling items, the City sent Tom another form to fill out and it may cost \$50.00 to sell. Tom has further questions about the form and will contact the City. Hilary sent an email about an ice cream truck and will discuss further with us at the next meeting.

Garage Sale date established for Thursday May 16 through Saturday May 18, 2024. The post cards for save the date have been mailed and received and waiting on the stickers and new signs to be put out this next weekend.

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. Tom has been provided lists of all residents and those with emails. Tom, Dave and Cathy will split up the list of those that don't have emailed and knock on doors to ask homeowners. Tom will work with Hilary for a form to use and instructions for the appfolio.

Tom will ask Hilary to draft a letter for those homeowners who are delinquent on dues by \$250.00 or

more that have not had liens filed last year against their property. The letter to let them know if their dues are not caught up within 30 days of the date of the letter, then a lien will be filed against their property and the attorney fees will be added to their dues owed. Board to review letter before being sent out.

NEW BUSINESS:

Tom will contact Elizondo Enterprises to turn on the sprinkler system along 25th Street. It appears someone might have again crashed into the light pole at 25th and Calvin and may have broke the sprinkler line again. Tom will have them check this out before turning the system on. We want it to come on 3 times a week.

Need a letter sent to 9303 South 25th Avenue as they have a large rope hanging from a tree and lower to ground, seeing this as a safety hazard as someone might accidentally run into it and choke.

Need a letter sent to 9604 South 25th Avenue as they put up siding without ACR approval. They apparently just purchased the house and we appreciate them beautifying it but next time please turn in an ACR request for approval.

Next meeting for the board to be May 13, 2024, via TEAMS.

Adjourned at 6:46 pm