

## SUNRISE HOA BOARD MEETING MINUTES MAY 13, 2024, 6PM

The Board Meeting for Sunrise Homeowners Association was held on May 13, 2024, via TEAMS. Board members in attendance for the meeting were Tom Low, Cathy Cook, Dave Britton, Dehn Eisele and James Deforge and Hillary Simpson, the representative from the P.J. Morgan Management Company.

CALL TO ORDER: The meeting was officially called to order at 6:07 pm.

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

FINANCIALS: The April 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. Dave will follow up with our attorney Steffi Swan for update on case.

Discussion was held on moving website to platform that is more user friendly. HOA.Express.com has been reviewed and acceptable. James has done preliminary work on new website in just shell form. Tom and James will get together to start working on the move. Once items have been added the board will review the website before the cut over date from old to new website.

Sun Valley, our lawn mowing company had issues in completing mowing in April and was addressed thru Hilary, Tom and Matt from Sun Valley. The HOA will be credited for work not done and no invoices paid to date. Hilary has sent out a revised invoice for April work to be approved by the board. The landscaping at the entrances have been completed but after inspection by Tom, not fully satisfied with the results. Tom will contact Matt about coming out for review.

Tom had no update or further discussion about the flea market scheduled in the Park in September. Hilary did say that she would talk with the ice cream truck vendor to confirm the date. They don't require a down payment or minimum amount of business.

Garage Sale for the addition will start Thursday May 16 through Saturday May 18, 2024. Tom will post on facebook, neighborhood website and Sarpy buy sell trade. Hilary will send out an email blast to the subdivision residents. Someone pulled all the garage sale signs and propped up by stop signs and fences. Believe it might be the city. Dave will check on this.

Discussion was held about residents who don't have an email address on PJ Morgan Appfolio. Hilary has provided a list of those who don't have email addresses and provided a form to be filled out for those that would like to give their email address to send out email blasts instead of postcards. There is info on the form of how the residents can contact PJ Morgan customer service directly to give this information or get on Appfolio. Tom will give lists and forms to Cathy and Dave who will help try to get residents signed up.

Hilary drafted 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. Those were approved by the board and sent out. 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. The letter was dated April 19, 2024 and these will be reviewed the first of June and those that have not paid will have liens filed against their properties.

Elizondo Enterprises turned on the sprinkler system along 25<sup>th</sup> Street this month. It appears someone might have again crashed into the light pole at 25<sup>th</sup> and Calvin and may have broke the sprinkler line again. When the system was energized this area was inspected and it appears it was not broke. The light pole has been replaced by the city.

Hilary sent a letter to 9303 South 25<sup>th</sup> 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. Gave 30 day notice to cure. No response yet and the rope is still hanging. If no response perhaps the city should be contacted as a safety hazard.

#### NEW BUSINESS:

Need a letter sent to 2502 Morrie Drive as he parks his construction trailer in the street or in his drive all the time.

An ACR request was approved for paint for 2613 Morrie Drive. Hilary will notify the owner it has been approved.

Dave spoke with resident concerned about a fence leaning onto his property owned by 2514 Tulip Lane. He was advised to contact code enforcement from the city if it is a safety hazard.

Yard of the month begins the end of May. James volunteered to pick two or three houses, make sure the top one has paid their dues and Hilary will issue them a certificate and give \$40.00 credit towards dues. Don't necessarily want the same ones as last year which are posted on the website.

Next meeting for the board to be June 10, 2024, at 6:00 pm via ZOOM.

Adjourned at 6:50 pm