

SUNRISE HOA BOARD MEETING MINUTES JUNE 10, 2024, 6PM

The Board Meeting for Sunrise Homeowners Association was held on June 10, 2024, via ZOOM. Board members in attendance for the meeting were Tom Low, Cathy Cook, Dave Britton, and Dehn Eisele and Hilary Simpson, the representative from the P.J. Morgan Management Company.

CALL TO ORDER: The meeting was officially called to order at 6:06 pm.

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

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

OLD BUSINESS:

Nothing new to report on the website.

Tom had no update or further discussion about the flea market scheduled in the Park in September. He will be in contact with Mr. Shada from the Parks Department to check into insurance requirements, if any. They may only want our liability insurance.

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, Cathy and Dave have been working this and will turn in forms completed to Hilary. Tom will collect from Cathy and Dave. Many residents not answering the door although they appear to be home.

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 were to be reviewed the first of June and those that have not paid will have liens filed against their properties. Hilary discussed that we may have to have a letter from an attorney warning the residents which would cost the HOA additional funds. She will check on that and report back.

Hilary sent a letter 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. Rope was put in tree temporarily and now back out.

NEW BUSINESS:

The "Yard of The Month" for May 2024 is 9405 S. 28th Street. Hilary has given them \$40.00 credit on their dues and will issue a nice certificate. Tom placed the sign in the yard by the permission of the residents.

ACR was approved for 9507 S. 27th Steet.

The dead tree along 25th Street has been cut down. Waiting on utility companies to mark flags for the stump removal. Tom has contacted Trees, Shrubs and More for possible replacement with Maple Trees that don't shed the helicopter seeds. They are submitting a quote and will get a couple more quotes from other nurseries. Trees, Shrubs and More will contact the pipeline company about tree roots being close to the pipeline.

Next meeting for the board to be July 8, 2024, at 6:00 pm via ZOOM.

Adjourned at 6:26 pm