

2024 SUNRISE HOMEOWNER'S ASSOCIATION ANNUAL MEETING

NOVEMBER 14th, 2024

CALVARY CHRISTIAN CHURCH

6:00 PM

Board members present: Tom Low, Dave Britton, and Cathy Cook. Dehn Eisele and James Deforge were absent. The property management company was represented by Cara Woosley from PJ Morgan Real Estate. There was a total of 19 homeowners present for the meeting. Pizza, water and cookies as provided by the HOA.

President Dave Britton called the meeting to order at 6:14 P.M.

The 2023 Annual Meeting Minutes were reviewed. Motion to approve was first and seconded. Motion passed.

Financials review of the 2024 expenses and 2025 proposed budget was discussed. Motion to approve the 2025 budget made by Dave Britton and seconded by Ron Frazier. Motion was passed. Dues to be increased to \$100.00 per residence, to be mailed in December and due February 1, 2025. Delinquencies are charged interest. Insurance went up about 100% this year. Now collected monthly but we will look into paying yearly if it saves money.

Architectural Control Requests (ACR). Many residents are not submitting these to the HOA, either ignoring the Covenants or don't know to do it. Some roofs going up obviously are not getting permits and they are doing these on a weekend when no city inspectors are there to make sure correct layers are started prior to putting on the shingles. It was suggested that perhaps we put a QR code link to the covenants on the post card that gets sent out with the garage sale.

Legal Issues – there are about 6 residents that have liens filed against their property for unpaid dues. The board reviews each year and typically will file a lien against those who are about \$300.00 to \$350.00 delinquent in dues. These will be collected if they sell as the title companies are required to contact the property manager upon sale to make sure any dues are outstanding prior to transfer and collect these monies at closing. We are still pursuing a court case against one resident who has NEVER paid their dues.

Board and HOA accomplishments for 2024:

- Clean Up of fallen trees and limbs after July 31, 2024 windstorm by HOA board members/spouses. No cost to HOA. Thanks to Tom Low, Cathy Cook and Ron Frazier for a quick clean up.
- A dead tree was cut down along 25<sup>th</sup> Street and 5 new maple trees planted to replace previously cut down trees. They are non-seed dropping trees (Celebration Maple)
- Garage Sale in May had about 25 participants. Recommended we have signup and pass out maps of the subdivision to be handed out as to all garage sale locations within the Subdivision. Perhaps also coordinate with other subdivisions on the East side of 25<sup>th</sup> Street to have them on the same date. Group preferred garage sale early in May, perhaps May 8, 9 and 10 of 2025.
- An Ice Cream Social was held in the park in September. About 65 people attended.
- Subdivision gave awards of \$40.00 each for Yard of the Month, Fall Festival and Christmas decorations. Christmas Decorations awarded 1<sup>st</sup> place (\$40.00) and 2<sup>nd</sup> place (\$25.00)
- The sprinkler system along 25<sup>th</sup> Street was repaired from someone running into the light pole at 25<sup>th</sup> and Calvin. This caused the main line to be damaged and needing repair. No accident report was filed with the Bellevue Police Department, so we had to pay for repairs.
- The website is being updated and changed over to a no cost website so we will save the current \$37.50 a month on hosting the website.

Future Goals – The Board asked for resident input and was discussed more in the open forum.

- It was recommended we have a picnic or something for the National Night out in August.
- It was recommended we have a social committee for future social events.

Election of Board Members. Board members who are up for renewal are Tom Low, Dave Britton and Cathy Cook. Tom and Dave volunteered to renew and Cathy has elected not to renew. The board thanked Cathy for serving. No one else volunteered to be a board member so we are one person short. Cara will send out an email blast for volunteers.

The board members will now have to have a copy of their driver's license on file with the government. This is a new law passed for transparency reasons. This is \$295.00 cost to the HOA.

Open Forum Discussion Topics were as follows:

- Resident brought up that the park playground area needs better attention. The Bellevue Parks Department was supposed to take all the sand out and replace with Playground Certified Mulch. Jim Shada with the Parks Department was contacted after this meeting and he responded that the company they were supposed to buy the mulch from stopped making that mulch and didn't start making it again until a couple of weeks ago. It is on the list of things to do as time and weather permits. Cara will send out an email blast to residents to get issues with the park that she can forward to the parks department.
- We continue to see many residents not mowing their yards. The HOA board has found that instead of sending letters out from the property management company they get a better response from residents when they are reported to the City of Bellevue Code Enforcement Department who will investigate, give them 7 days to mow and if non compliance they will have it mowed and charge to the resident on special assessments on their tax bills.
- Recommend the Island trees be trimmed as to not be tore down by large trucks. The Board will look at getting quotes for tree cleanup along 25<sup>th</sup> Street as there are also other tree damage from the July 31 wind damage.

Meeting adjourned at 7:05 p.m.