

The Board Meeting for Sunrise Homeowners Association was held on **March 10, 2025**, via **ZOOM**. Board members in attendance for the meeting were **Tom Low, Dave Britton, Dehn Eisele, Ashley Martin, and James Deforge**.

CALL TO ORDER: The meeting was officially called to order at **6:04 pm**.

MINUTES: The **February 2025 Monthly meeting minutes** were **approved** by the board.

FINANCIALS: The **February 2025 financials** were **approved** by the board.

OLD BUSINESS:

- **Correction:** The minutes for July, August and September of 2024 incorrectly reflected an amount due from a resident who owed dues for a number of years. The amount reflected was \$3,450.00 and are hereby corrected to show \$1,208.66 plus costs in the amount of \$78.18, for a total of \$1,187.14 together with interest of 7.334% as of April 11, 2024. The board apologizes for this error to the resident.
- Board is working on getting **mowing bids** in for 25th St. Would like to get at least three bids. Sun Valley, which did the mowing last year, and we believe did a good job and at least two others.
- **Garage Sale** is going to be scheduled for June 5-7th. Working on getting signs to put out on the corners.
- **Yard of the Month** will start up again in April, with winners getting \$40 off of annual dues.

NEW BUSINESS:

- The board received a new contract from our property management company, PJ Morgan Real Estate the first week of February 2025 with an effective date of January 1, 2025. They have increased our monthly amount for services and will be providing less services for the increase. The board looked into using another company for our property manager due to continued issues the board hasn't been happy with. Sage HOA Real Estate Services was contacted, references checked, questions answered and chosen by the board to become our property management company effective April 1, 2025. Two other companies were contacted, one didn't respond and the other responded but didn't do what they said they would do. Other companies reviewed

seemed to only do property management for apartments or commercial properties. Tom sent an email to PJ Morgan Real Estate on February 27 giving our 30-day notice per our current contract with an effective date to end our contract on March 31, 2025. Sage will sent notices to residents this month of the change, get with PJ Morgan for the conversion and set up a new website for us.

- **Move to Sage HOA Services will be effective April 1, 2025.** All board members approved of this change.
- **Sage HOA Services will be sending out notices regarding the HOA management change** from PJ Morgan to Sage HOA Services.
- We will ask Sage HOA Services to review any current or previous liens for past HOA dues in April for possibly filing new liens with the Sarpy County Register of Deeds.
- Next month we will have our first board meeting with Scott with Sage HOA Services.
- Tom (Board President) will notify our attorney about the change to Sage HOA Services.
- Discussed looking into covenants for review, as it's been about 8 years since the last review. Discussed sending out a survey for comments on any proposed changes residents would like to see in the covenants. Discussed ways to try to get improved participation for input from the residents regarding survey. This will need to be brought up in the meeting and approved via a quorum.
- Discussed implementing AI-powered tools for meeting minutes to improve accuracy and allow the current note-taker to participate more fully. Otter.ai was recommended for Zoom due to its robust transcription features, though it comes with an associated cost, while Google Meet offers Gemini with built-in AI transcription at no additional charge. The decision on which tool to use will depend on the platform Sage HOA Services selects for future meetings, and next steps include confirming their meeting setup to determine the best option.
- Discussed looking into creating a Facebook Group for the association.

Next meeting for the board is scheduled for **April 14th, 2025, at 6:00 pm** via **ZOOM**.

Adjourned at 6:40 pm.