

SUNRISE HILLS POA
2019 ANNUAL MEETING MINUTES
April 16, 2019

Officers Present

President: Jennifer Turner

Vice President: Glenn Stevens

Treasurer: Darlene Pilgrim

Secretary: Sheila Stevens

President Jennifer Turner opened the meeting at 7:06 pm welcoming all present and introducing the Board Officers. There were more than 70 people present which was more than had ever attended an annual meeting before. Jennifer then addressed some issues that have arisen in the last year or so by some homeowners either by letter or in Facebook posts. Several have mentioned dissolving the POA, ousting the board members, suggesting embezzlement of funds, and other issues.

Jennifer stated that all homeowners are members of the POA upon purchasing their home in this neighborhood and have a responsibility to abide by the Covenants and Rules and Regulations. She reminded everyone that documentation regarding such has been sent out on more than one occasion during the last two years, and we have a website where all the documents and other pertinent information may be found, as well as how to contact the Board. Jennifer explained that the violation letters sent out are a result of observations and actions by the Architectural Control Committee and are not signed by one specific person because they come from the Board and ACC. As for concerns regarding funds, our Treasurer has served in this position for many years and spends many hours carrying out her duties and responsibilities to the POA. She has saved thousands of dollars by handling many extra duties herself and has thorough records to document all.

Jennifer addressed the yellow flyer/letter that was attached to the mailboxes in the neighborhood the day before by a neighbor wanting to create suspicion and cause a stir. There were several inaccuracies and allegations in the letter. In actuality, dues may be increased by the Board as needed for the maintenance and management of the POA. The dues were raised in 2016 and explanation was given at the Annual Meeting that year as to the need due to the ice storm damage, future expense of replacing fencing and playground equipment, as well as regular expenses of the POA. As for the candidate survey, this was something recommended by the POA lawyer and taken from the Homeowner's Association Handbook obtained from him. Many HOA's use this form or one similar before their elections. The only surveys the Board received were two for volunteers, none for officers.

Jennifer then introduced Clifford Dean with DMT Management Company. Clifford explained he was at the meeting for the homeowners and to address issues of HOA's. Someone asked if the Board had hired a management company and if their dues were going up. People were calling out questions and comments, talking among themselves and the meeting was not very orderly for quite some time. Clifford stated he did have a contract but only for this meeting and that the Board had not made a decision at this time. There were questions and comments for over an hour. *These are some of the issues that were discussed/addressed:*

Clifford had conducted a market value of our neighborhood and our POA dues are low compared to other comparable neighborhoods. Although our property values have increased, they could

be even higher if all of our homeowners maintained their properties as well as they could be. One of the homeowners called out that everyone needed to have a say in whether or not the Board hired a Property Management Company and called for a vote right then. Nearly all voted no and a few didn't vote. One of the homeowners asked what could be done to prevent the POA being turned over to a Property Management Company. It would require more involvement by the homeowners to care for the neighborhood and to have committees and volunteers to help with issues because the Board cannot handle everything alone. There are rules in every homeowner's association and fines are allowed. Consistency in maintaining the standards and uniformity of the construction of the neighborhood. Parking on the street is always an issue and was discussed.

Although there is an official Sunrise Hills POA website, the Facebook page that many post on is not an official page, but rather a closed group that was started by a homeowner in the past. It is not open to all POA members, but by invitation only and is not monitored by the POA Board. It was suggested that a new "official" page be set up and one of the homeowners offered to help with that. A former Board member who had to quit last year due to job and family responsibilities suggested it would be helpful for homeowners to serve on committees before running for an office in order to become familiar with the Board and procedures. There was some discussion about what help the Board would need.

Jennifer informed everyone that the equipment at the playground was going to be removed and new equipment will be ordered and installed. She asked if there were any volunteers to remove and haul away the old equipment in order to save the expense from the equipment company to do it. Several people were offering suggestions and there were some who agreed to help. Jennifer described the new equipment being considered for the playground.

Darlene Pilgrim gave the Treasurer's report. There is currently \$46,000 in the bank and there are 113 homeowners who have not paid their dues for the current year (which began April 1). In March there was \$18,000 in the bank.

A question was asked about elections, but because there were no candidate surveys turned in, no way to verify which homeowners were in good standing (by having their dues paid to date) and because the meeting had run longer than anticipated, the meeting was needing to end. The room was only reserved until 9:00 pm due to closing of the center so the meeting was adjourned at 8:50 pm. Many homeowners signed a sheet giving their names and contact information offering to serve in whatever capacity they could in order to help with the POA.