

Sunrise Hills Property Owners Association

Annual Meeting Minutes

April 4, 2023

Officers Present

President: Glen Smith

Vice President: Burke Lucas

Treasurer: Darlene Pilgrim

Secretary: Christine Lucas

Board Member: Lesa Shriver

President Glen Smith called the meeting to order at 7:08 p.m. He introduced the Board members. He reported the Board opened a reserve account for emergency repairs. He explained that dues were lowered to \$100 this year because no major repairs were required over the past year. He noted the dues would most likely return to \$125 next year.

Darlene distributed copies of the March 31, 2023 Financial Statement showing a balance of \$110,076 in total liabilities and net assets. She said 10 people were at least two years past due on their dues. She advised she wouldn't file a lien against the property until they were at least three years past due. She commented this was the fewest overdue dues they ever had. She remarked that more money would be transferred to savings once the checking account was over \$31,000.

Glen commented he hoped to offer electronic payments next year. Darlene added that the charges are too high to accept credit cards. One of the homeowners suggested checking with the bank about accepting Zelle.

Glen reported there has been a problem with some residents not mowing. He plans to add a supplement to the rules and will send a letter to anyone who is in violation with a deadline to have it mowed. He explained a second letter would be sent after he has the landscaper mow the property with a 30-day deadline to pay the bill. He said the fine doubles after 30 days. He noted the cost will be what the landscaper charges, which is usually \$35 for the front and back yards, depending on size of the yard. He said the Board uses Top Choice for the neighborhood and added weed control is extra if anyone wants to

use them. Darlene stated she mails the rules and regulations to every new homeowner. Glen added the rules and regulations are on the website: sunrisehillspoa.com. Someone asked how many rentals are in the neighborhood. Darlene answered 25-30, so approximately 10% of the properties.

Glen reminded the residents they must get permission to paint their houses or install new roofs or fences. He said people have asked about solar panels and heard it takes many years to pay them off. He thinks they are ugly and shouldn't be allowed in the neighborhood. A resident commented there is a new solar panel that looks like shingles. He added solar panels do lose power over time. Burke stated the Board was willing to reconsider solar panels, or bring it to a vote, if someone wants them, as long as they don't depreciate the value of the neighborhood. Susan McCaslen remarked lime washing was beautiful. Burke said that was voted down last year. Glen offered to look at a lime-washed house to see if could be allowed.

Glen asked if anyone wanted to serve on the Board. Since there were no nominations, the Board was retained for the next year. Burke reminded the residents that the Board's contact information is on the website.

Darlene reported 157 dues payments had been received as of March 31st. She commented she had been the treasurer for 16, and Lesa had offered to learn the treasurer duties by next year.

Glen advised he would be requesting "no parking" signs be placed on Eastridge Drive between McConnell and Amanda and stop signs be installed on Eastridge Drive at Eastview Drive at the April 11th Traffic and Transportation Commission Meeting. A homeowner said he would also like a flashing LED sign by the park so people would slow down. He added if that doesn't work, he would request speed bumps be added. Glen commented the picnic tables in the park were placed between the playground equipment and the street as a barrier. Burke thought a sign with the park rules and hours was posted but would check.

Kevin McCaslen asked if the fire hydrants could be painted. Glen offered to request that.

Darlene reported the neighborhood garage sale is June 2-3. Glen reminded everyone who participated to get permits from the City.

Ryan Ferreri won the door prize drawing for half off his dues next year. He asked if the wood chips at the playground could be changed to astroturf. Another resident commented Jamison's sells rubber chips and Glen offered to check on those.

Someone asked if a business could be operated out of a house. Glen answered no unless they had a license or permit. He noted parking on the streets is legal unless it is a safety hazard.

A resident asked if Bradford pear trees could be banned. Glen replied the Board couldn't dictate what trees could be planted on the properties.

The meeting was adjourned at 8:03 p.m.