

Sunny Brook Farms HOA

Meeting Agenda

November 2nd, 2021

6:30 pm

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order
- II. Roll call
- III. Approve Minutes from previous meeting
- IV. Approve Financials from previous month
- V. Reconciled Items – approvals outside of meeting
- VI. Open issues
 - a) None
- VII. New business
 - a) None
- VIII. Questions/Concerns
- IX. Executive Session
- X. Next Meeting date/time
 - A) December 7th, 6:30pm – Rock Community Fire Station #5
- XI. Adjournment

Item III

Sunny Brook Farms Association Meeting Minutes

Board of Directors Meeting-October 5th, 2021

1. Call to order: 6:31 PM, In attendance- Andrew Helgeson, Natalie Ventimiglia, Tom Brinkmeyer (Trustees), 9 homeowners.
2. Agenda:
 - Approval of the Minutes from September 7th meeting.
 - Approval of Financials from previous month.
 - Approval of a lien on home for delinquent account was made before the meeting.
 - Contact information sheets were returned by approximately 50% of homeowners. Several selected email communications which will save some money on postage.
 - Fire Marshall Jeff DeLapp spoke about speed “hump” specifications and answered homeowners’ questions about their concerns of speeding cars in our subdivision.
 - Dura-Seal Road repairs are still under warranty for one year since completion of the work. However, they are indicating they cannot fix the repairs because it will not adhere to the concrete. This stipulation was not on the contract. The board will continue to press for them to honor the warranty on the contract.
 - Jefferson County Streets-Association Turn Over- Streets were evaluated in 2018 and we passed the assessment, paperwork to complete is done by Jefferson County so it no longer requires an attorney. Majority of homeowners must approve road transfer. Jefferson County evaluates streets for repairs and triage repairs and replacing as needed. Snow removal can be provided by them, or the Association can continue to pay for its own removal. Both street repair and snow removal are our major expenses and would not be an increase in tax rate.
3. Questions/ Suggestions from owners:
 - Neighborhood watch program- approximately 12 people expressed interest on their contact information sheets.
 - Multiple homeowners suggested neighborhood gatherings/ possible block party.
 - Homeowners expressed concern over minimal indentures applying to the appearance of exterior of homes, i.e., commercial vehicles, RV’s, boats, fences, front lawns etc. Some indentures such as architectural requests have not been followed and residents may not even be aware of them. The board would like to have a welcome packet for new residents (as well as current residents). Suggestions for the packets would be the indentures in layman’s terms, trash removal companies, HOA information, etc.
4. Scheduled next meeting: November 2nd, 2021, 6:30 pm @Rock Community Fire Station #5
5. Went to executive session at 7:45 pm

Adjournment at 8:25pm

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
10/01/2021 through 10/31/2021**

Account Name: Primary

		10/01/2021 through 10/31/2021	YTD
Beginning Balance		\$13,288.87	\$9,489.10
Receipts			
0009	Legal and Costs Recovered	\$101.44	\$101.44
0012	Trustee Assessment	\$800.00	\$19,030.00
0016	Special Assessment	\$0.00	\$12,700.00
0027	Recording & Releasing	\$165.00	\$169.50
0031	Late Fees	\$2,311.01	\$2,691.01
Total Receipts		\$3,377.45	\$34,691.95
Disbursements			
2000	Common Ground Maintenance	-\$110.00	-\$2,165.00
2010	Snow Removal	\$0.00	-\$5,860.00
3605	Postoffice Box Rental	\$0.00	-\$204.00
3710	Website Expenses	\$0.00	-\$614.12
5500	Electric Expenses	-\$333.37	-\$3,320.81
5600	Refund of Special Assessment Checks	\$0.00	-\$12,880.00
5700	Postage	\$0.00	-\$648.95
5720	Office and Copy Supplies	\$0.00	-\$193.22
5725	Recording Fees	-\$108.00	-\$432.00
5900	Collection Fee	-\$248.88	-\$1,996.88
Total Disbursements		-\$800.25	-\$28,314.98
Ending Balance		\$15,866.07	\$15,866.07

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
10/01/2021 through 10/31/2021**

Account Name: Primary

Receipts

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
	Collection	Trustee Assessment	\$800.00	0012
	Collection	Legal and Costs Recovered	\$101.44	0009
	Collection	Recording & Releasing	\$165.00	0027
	Collection	Late Fees	\$2,311.01	0031
		Total Receipts	\$3,377.45	

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
10/08/2021	31950304	Ameren Missouri	-\$333.37	5500
10/28/2021	31950305	Steiger Truck & Tractor	-\$110.00	2000
10/28/2021	31950306	City and Village Tax Office	-\$108.00	5725
10/31/2021	00004762	City & Village Tax Office, L.L.C	-\$248.88	5900
		Total Disbursements	-\$800.25	

Item V

Reconciled Items –

1. Executive Item requiring vote
 - a. Motion made by Helgeson
 - b. 2nd by Ventimiglia
 - c. 1 additional yea, and 2 no response

Item VI

Open Issues –

1. None

Item VII

New Business –

1. None

Item VIII

Questions and Concerns –

1. Recognition of Resident Rick Kerperien at 4089 Brook Ridge Dr
 - a. Cleared the overgrown hedges at the top of Sunny Brook Dr. and Kleinschmidt. Stop sign is MUCH clearer now and visibility is much greater. Thanks Rick!!