

Sunnybrook Farm Subdivision Meeting

AGENDA

Date....

Time....

Place....

In Attendance....

- Monday, July 21, 2014
- 7:00 p.m.
- Firehouse #5 on Telegraph Road
- Lisa Eckert, Dianne Beiter, Christina Sanderson

Opening/Greeting

1. Take meeting minutes - Christina
3. Meeting motioned to be open
4. Last July 2013 meeting minutes need to be approved and motioned by trustees
5. Amended indentures that include the change for a subdivision loan for large repairs. The documents were filed at Hillsboro, Sept 2013.

6. New Business

1. Fire Lanes - **Dianne**
 - Introduce the idea for the need of fire lanes
 - Discuss homeowners concerns with parking on streets
 - Introduce the Fire Marshal
 - Need to determine the # of poles and signs needed and the effect on the budget. Cost per sign: \$16.95 each. Cost per pole: \$16.09 each (plus tax & shipping)
 - Take VOTE (have resident sign ballot)
2. Financials – **Lisa**
 - 13 homeowners are delinquent, owing **\$21,517.41** in dues, fees and penalties as of 7/2/14
 - CVTO Attorney's filed law suits. 8 home owners to be summoned. No court date has been set.
 - Attorney fees or court costs are paid up front by our HOA and those fees are added to their balance owed and recouped when the homeowner pays off debt.
 - Current account balance with CVTO **\$11,124.90** as of 6/30/14, plus \$822.23 in the HOA bank account
 - Financial expenses are available for residents to review at the meeting
3. Make a motion to waive the annual subdivision fee for trustees who actively serve as an elected board member - **Dianne**
 - At one time this has been approved when Dan Osborn and Tim Huck served on the board but documentation was not found and is not included in the new indentures Dec 2012.
 - Document motion in the meeting minutes
4. Help Needed - **Christina**
 - We need to fill two trustee vacancies.

Closing Comments:

1. Encourage the residents to continue to communicate with the trustees via our email
2. Allow Q & A

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H A N D O U T

Year in Review – accomplishments that have been made within the last year and a half:

1. A subdivision website has been designed and maintained
 - www.sunnybrookfarmshoa.com
2. A subdivision email account was set up and regularly monitored
 - sunnybrookfarmshoa@gmail.com
3. A newsletter was developed as a source of ongoing communication to the residents and can be found on the website
4. A \$30,000 loan was secured for sewer pipe repairs
5. Sewer project was completed in Sept 2013
6. Annexation communication and voting was mailed to residents
7. Loan to First National Bank was paid off in June 2014 with no early pay off penalties
8. We reduced the common ground maintenance expenses from \$1,500 in 2013 to an estimated \$350 for 2014

Updates & Costs

1. Continue to check the website often for communications and updates
2. Need to retain a minimum of \$10,000 of snow removal for the 2014/2015 year (last winter 2013/2014 snow removal cost our HOA, \$8,495)
3. Street repairs – some areas throughout the subdivision are in need of repair but funds are limited and cannot support the street repairs that are needed at this time
4. Street light – annual cost is: \$3,861.12
5. Our HOA bank account will be closed and remaining funds of \$822 will be moved to CVTO
6. We need 4 more STOP signs to replace the faded signs throughout the subdivision. Cost of each sign is \$25.30 (plus tax & shipping)
7. Annual insurance is \$412

WEB SITE: www.sunnybrookfarmshoa.com

EMAIL: sunnybrookfarmshoa@gmail.com