

***Sunny Brook Farms HOA***  
Sunny Brook Farms Association Meeting Minutes  
Board of Directors Meeting- October 19th, 2023

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order 6:35 PM
- II. Roll call: In attendance- Andrew Helgeson, Natalie Ventimiglia, Jose Ochoa, Rachel Weber, and Tom Brinkmeyer (Trustees), 13 residents in attendance.
- III. Approve Minutes from previous meeting- 1st Helgeson 2nd Ventimiglia
- IV. Approve Financials from previous quarter - 1st Ventimiglia 2nd Ochoa
- V. Reconciled Items – approvals outside of meeting: solar install at 4000 Sunny Brook Dr. Ken Boelling, Midlands Maintenance has not responded to do our common area. Cardinal Mowing was suggested to take over for next year. A total of 16 lights were upgraded to LED and they were all painted except one. We did contact Ameren to get that one painted for a total cost of \$1322.49. Approval for PO box for 4248 and approval for driveway widening for 4214 Sunny Glen Ct. Jeremy Hermann
- VI. Open issues- Slow process, the board has met to review outdated indentures. Communication will be sent out and a draft to be provided. Reserve study - looking at having a reserve fund.



VII. New business- Snow plowing will be done by Jeffco for the 2nd year. Last season they sub-contracted it to a private company. It saved us approximately \$7,000-8,000.

VIII. Resident Comments/Concerns How many delinquent homes? 6 with liens on all the properties. A little over \$5000 total. Can we put in a work order to have the curb fixed at Kelly Drive? We are working on the situation to get Mr. Thacker to fix it. The county will not fix that. Is there anything in the indentures about animals loose? A lot of cats are roaming the neighborhood. Dogs are mentioned in the indentures but not cats. Article 5 section 2, “pets” must not be a nuisance. The indentures are a bit vague. If you know anyone missing a motorcycle license plate, it was found in the neighborhood. Natalie can run the plate and see who it belongs to. Can anything be done about the rooster crowing? This is where committees need to discuss this to make recommendations for indenture changes. Is there anything in the indentures about rentals? This is another indenture change we are looking into. Rich mentioned that surveyors were in the neighborhood saying homes are on other people’s property. Rich mentioned school kids going to school in the dark. Others mentioned the intersection at Suntime and Sunny Brook Dr. is dark. Ameren will install it but we would have to have a trench dug to the power source. Stop signs at that intersection are still not installed, should we consider a solar powered light stop sign? Retaining wall is the association’s responsibility. Railroad ties are not recommended by the reserve study. The big concrete blocks can be used. We will have to find a contractor. We are estimating about \$15,000 for it to be fixed.  
Meeting ended at 7:29pm

IX. Executive Session

X. Adjournment at 8:50pm