

Sunny Brook Farms HOA
Sunny Brook Farms Association Meeting Minutes
Board of Directors Meeting- November 14th, 2024

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order 6:32 PM
- II. Roll call: In attendance- Andrew Helgeson, Natalie Ventimiglia, Jose Ochoa, Rachel Weber, and Tom Brinkmeyer (Trustees), 10 other residents in attendance.
- III. Approve Minutes from previous meeting- 1st Ventimiglia 2nd Helgeson
Minutes reflect everything that was discussed by the board and residents.
- IV. Approve Financials from previous quarter - 1st Ochoa 2nd Ventimiglia
Through June July August September put us at \$49,427 The home sold in question with a lien we did receive payment for it. We have a good operating fund. After the next March collection, we can start looking into keeping a reserve in addition to 50k in operating expenses. A resident asked how many homes are delinquent? Ventimiglia said there were currently only 5. Residents and board members thanked Ventimiglia for her efforts and expertise on collecting.
- V. Reconciled Items – approvals outside of meeting: Kelly Dr. curb issue- we came to terms with Mr. Thacker. The county rebuilt the curb to be lower to his satisfaction and keep gravel and water flow in check. Weber and Helgeson spoke with him to make sure he would approve so no further damage would be done. Eckerts at 4307 widen driveway was approved.

- VI. Open issues- Updating of indentures is a slow process, involving an attorney at no cost at this point. We have found one we would like to talk to about what we have visions of but we need the legal verbiage before presenting it to the residents. It will be a list of items for residents to vote for individual approval. We estimate an approximate attorney fee of \$5000. Roads are wonderful. They are so much smoother. Thanks to everyone for their patience and cooperation during the construction. Some vandalism was noted and might be billed to owner. We are working with the county to see what can be done to repair it and repair another location with a blemish. A few more slabs still need to be completed. The county will do a walk through with Helgeson to address anything that still needs to be completed. Retaining wall we are getting a new bid. Retaining walls fall under common ground and must be maintained by the association. We do have a bid for a new company to maintain the common ground. A resident asked about trimming trees on the common ground as to not do damage to homeowners' property. We do have the trees trimmed by maintenance. The bushes by the bus stop are also being trimmed to prevent parking further into the street. A resident asked about trees that extend over the road. Can this be addressed by adding this to the indentures? The house on the corner of Telegraph and Kleinschmidt has changed owners due to the death of previous owner. The owners still feel that their land was stolen by the subdivision for the road, but the road was put in by the county in 1888. The addition of additional streetlights. We need to decide where new lights are needed. They are needed for road safety, prevent vandalism, etc. 3 to 4 new poles are needed. This would add a bit to operating costs which are currently about \$300/month. We changed to LED and could look into solar if it would save money. Fire lanes are needed. The fire department has recommended them. We have 4 or 5 fire plugs in the subdivision. Facebook postings must be monitored for language; we do have a website with information if residents can't be civil on the Facebook page. Noise/nuisance complaints can be called into county's non-emergency number.
- VII. New business- Weber is wondering if anyone is interested in social activities. Christmas caroling, Christmas light contest, block party, food truck, Kona ice, etc.? HOA meeting has low attendance; there might not be many people interested. Assessments are due March 1st.

Election information in March.

VIII. Resident Comments/Concerns are addressed above during the meeting.
Meeting ended at 8:24pm

IX. Executive Session at 8:30pm

X. Adjournment at 8:50pm