

2/27.50

Sunny Brook HOA  
P.O. Box 441  
Arnold, Mo.  
63010

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2/27/2013

FARMS

2013 Sunny Brook Farms Homeowners Association Meeting Minutes

Time: 7 p.m.

Location: Rock Community Fire Station 5, 3749 Telegraph Road, Arnold MO 63010

Committee Members Present: Dan Osborne, Christina Sanderson, Ryan Laux

Others Present: 10 residents

Proceedings:

- Meeting called to order by Dan Osborne
- Minutes from prior meeting:
  - Indentures
  - Special assessments
  - Dues increase
- Committee Report:
  - Discussed the use of a company taking over the collection of subdivision dues, and liens
  - Briefly discussed bankruptcy issues and how they affect subdivision finances
  - Discussed prior committee member Tim Huck leaving in 2012

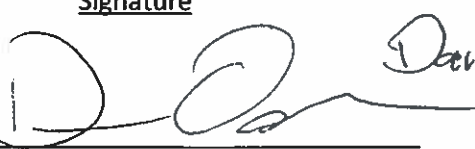

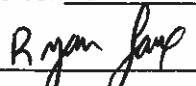
- Discussed retirement of current committee member Ryan Laux effective at the end of meeting. Ryan will work with Lisa Eckert his replacement, to transition paper files and subdivision accounting records.
- Discussed Dan Osborne retiring at the end of 2013.
- Discussed lien issues and the resolution of paperwork inaccuracies
- Trustees and residents in attendance approved mileage reimbursement for committee members traveling to Hillsboro to fix lien filings and placement of new liens.
- Elected the following new committee members:
  1. Nomination of Dianne Beiter by Dan Osborne, seconded by Christina Sanderson and majority vote by residents present.
  2. Nomination of Matt Tosh by Christina Sanderson, seconded by Dan Osborne and majority vote by residents present.
  3. Nomination of Lisa Eckert by Dianne Beiter, seconded by Rick Armbruster

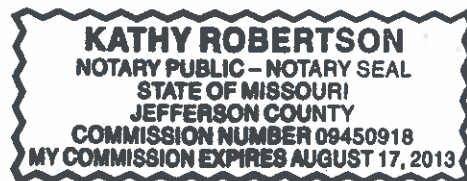
• Future Business:

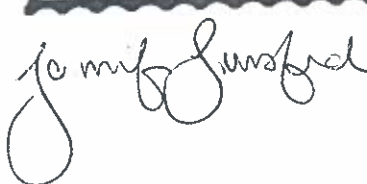
- Current committee members will meet with newly elected members
- Dan Osborne, Christina Sanderson, & Michelle Dallas will meet to audit subdivision lien documentation and lien accounting.
- Committee members will decide on company that will take over the collection of dues and placement of liens.


Motion to end by Christina Sanderson, seconded by Dan Osborne

Meeting adjourned 7:51 p.m.

	<u>Signature</u>	<u>Date</u>
Dan Osborne		<u>3/7/2013</u>
Christina Sanderson		<u>4-15-2013</u>
Ryan Laux	 Ryan Laux	<u>3/21/2013</u>



 3/21/13

 3/8/13



TINA L. KRIEGER  
My Commission Expires  
August 7, 2013  
Jefferson County  
Commission #09402637

