

Sunny Brook Farms Homeowners Association

Meeting Minutes - July 21, 2014 @ 7:00pm

Rock Community Fire Station 5, 3749 Telegraph Rd. Arnold, MO 63010

Committee Members Present: Christina Sanderson, Lisa Eckert, Dianne Beiter

- Meeting called to order at 7:00pm by Dianne Beiter – mentioned the room at the fire station is a community conference room. Everything here is monitored and recorded.
- Sign in sheet and a handout was passed out to all homeowners present. Meeting Agenda and the handout will be posted on our website.
- Motion to approve meeting minutes from the July 2013 meeting. Signed by trustees And will be filed with the Recorder of Deed.
- We encouraged homeowners to utilize the website for updated information. Homeowners without the internet will be mailed or hand delivered info/newsletters.
- The 2013 sewer project was completed September 2013. The loan was paid off in June 2014.
- Annexation to attempt to become part of the city of Arnold was not passed per the vote.
- We reduced common ground maintenance from \$1,500 in 2013 to an estimated \$350 in 2014.
- We are closing our HOA bank account at MidWest Bank and transferring the remaining funds to CVTO.
- We need a few stop signs replaced. Price per sign is \$25.30 plus tax and shipping.
- Asked for help since we need two new trustees to complete all the seats. No one volunteered at this time.
- Motion to remove yearly fees for trustees. Everyone at the meeting agreed we need to adjust indentures to include the trustees do not pay yearly dues but will pay any special assessments.
- Dianne introduced Mr. Delapp with fire department. He provided a map of subdivision fire hydrants and discussed the importance of a clear street for fire safety. He estimated we would need about 12-14 No Parking Fire Lane signs throughout our subdivision.
- Dianne and Lisa talked about the cost of no parking signs. We will need help with installation.
- We collected signatures from everyone at the meeting about moving forward with fire lanes. The vote passed. There was one “no” vote and all others were “yes” votes, from homeowners in attendance.
- One homeowner mentioned she does not want any commercial vehicles allowed to park on streets. This Is something we can consider including in the next indenture change?
- Mr. Delapp mentions the use of speed bumps in some subdivisions. There is a place in Valley Park, Traffic Control where we can purchase no parking / fire lane signs as well.
- Homeowners present would like every homeowner to know about the no parking / fire lane idea. We will be sure to mention this again in the next newsletter, as we also did mention it in the July 2013 newsletter.
- Lisa discusses delinquent homeowners. We are owed over \$21k total. The subdivision is going after those homeowners for the fees due the subdivision with our lawyers and the help of CVTO.

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- Lisa had financial records available for any homeowner wishing to see how the HOA funds from 2006 – Present are being allocated.
- Dale Dallas, homeowner suspects a teen living behind his home is selling drugs. We have no information to report from the Sheriff. Report any odd activity to the Sheriff.
- Homeowners are concerned about the state of our streets. There are many holes that need filled and we need large amounts of concrete repaired. Christina asked homeowners to help with a temporary fix / fill of problem areas. Dianne to go forward to secure some bids for street repair.
- Snow removal cost was \$8,495 of our budget in 2013. We are getting more bids to try to lower cost this season.
- Dianne motions to close the meeting at 8:04pm. Christina seconds the motion to close the meeting.

Signatures of Trustees in attendance:

Dianne Beiter \_\_\_\_\_

Date: \_\_\_\_\_

Christina Sanderson \_\_\_\_\_

Date: \_\_\_\_\_

Lisa Eckert \_\_\_\_\_

Date: \_\_\_\_\_