

Sunny Brook Farms Association Meeting Minutes

Board of Directors Meeting-October 5th, 2021

1. Call to order: 6:31 PM, In attendance- Andrew Helgeson, Natalie Ventimiglia, Tom Brinkmeyer (Trustees), 9 homeowners.
2. Agenda:
 - Approval of the Minutes from September 7th meeting.
 - Approval of Financials from previous month.
 - Approval of a lien on home for delinquent account was made before the meeting.
 - Contact information sheets were returned by approximately 50% of homeowners. Several selected email communications which will save some money on postage.
 - Fire Marshall Jeff DeLapp spoke about speed “hump” specifications and answered homeowners’ questions about their concerns of speeding cars in our subdivision.
 - Dura-Seal Road repairs are still under warranty for one year since completion of the work. However, they are indicating they cannot fix the repairs because it will not adhere to the concrete. This stipulation was not on the contract. The board will continue to press for them to honor the warranty on the contract.
 - Jefferson County Streets-Association Turn Over- Streets were evaluated in 2018 and we passed the assessment, paperwork to complete is done by Jefferson County so it no longer requires an attorney. Majority of homeowners must approve road transfer. Jefferson County evaluates streets for repairs and triage repairs and replacing as needed. Snow removal can be provided by them, or the Association can continue to pay for its own removal. Both street repair and snow removal are our major expenses and would not be an increase in tax rate.
3. Questions/ Suggestions from owners:
 - Neighborhood watch program- approximately 12 people expressed interest on their contact information sheets.
 - Multiple homeowners suggested neighborhood gatherings/ possible block party.
 - Homeowners expressed concern over minimal indentures applying to the appearance of exterior of homes, i.e., commercial vehicles, RV’s, boats, fences, front lawns etc. Some indentures such as architectural requests have not been followed and residents may not even be aware of them. The board would like to have a welcome packet for new residents (as well as current residents). Suggestions for the packets would be the indentures in layman’s terms, trash removal companies, HOA information, etc.
4. Scheduled next meeting: November 2nd, 2021, 6:30 pm @Rock Community Fire Station #5
5. Went to executive session at 7:45 pm

Adjournment at 8:25pm