

Sunny Brook Farms Association Meeting Minutes

Board of Directors Meeting- October 20th , 2022

1. Call to order: 6:30 PM, In attendance- Andrew Helgeson, Natalie Ventimiglia, Rachel Weber, Jose Ochoa, and Tom Brinkmeyer (Trustees), 7 residents in attendance, 2 non-resident guests
2. Agenda:
 - Approval of the Minutes from 7-21-2022 meeting. Motion by Ventimiglia, 2nd Ochoa
 - Approval of Financials from July, August, and September. Motion by Helgeson, seconded by Ventimiglia
 - We are doing well financially, collected nearly \$18,000 in delinquent payments this past year.
 - Non-residents Jim and Peggy Thacker came to the meeting to ask approval of modifying the curb entering Kelly Dr which the board and residents present at the last meeting unanimously voted against. Mr. Thacker claims that the curb is 4-1/2 inches tall, and he has never seen another subdivision without a smooth transition between roads, but it's been that way for 30 years. He wants to trim down the curb 2 inches. He says it doesn't need to be that high and he will trim it down himself. He said "I don't think it is possible for you to keep me from bring my new car home. I really don't want to go into legalities about it." HOA explained to him why we voted against it. Concerns are water flow and concerns of other residents wanting to make modifications. Mr. Thacker guarantees that water on the street is never 2 inches high, yet the residents present said it does get that high. Mr. Thacker says that he has permission of the other residents on "his" road to make this change. He said he should have dealt this huge inconvenience years ago, but he "dealt" with it, but now he wants to buy a new corvette, and he can't bring it home. A resident at the meeting said they have a corvette and the same curb, but Mr. Thacker says you don't have a "C8 corvette." When asked about code, Mr. Thacker said "It's not rocket science. It has to be done." Jeffco says that it is up to the HOA to decide. The board insisted that we have an engineered drawing that's up to code and determine liability for anything that can happen after a modification. One resident said that the board has a fiduciary responsibility to the association.
 - Reconciled items:
 - Approval by the board to do a reserve study for \$2400. A company comes in and assesses what we should have in reserve over the next 20 years. We felt this was necessary to avoid any future special assessments. We want the professional results so we know what our annual assessment should be.
 - Approval of 2 additional stop signs at Sun Tide and Sunny Brook Dr. and at Sunny Brook Dr. and Sunny Brook Ct. We did not take the recommendation for the stop sign at the top of the hill at Kleinschmidt.
 - 2 Requests for exterior work, any changes to exterior work needs to come through the HOA. Response time has been in a day or two.
 - We approved the county to do snow removal for this year. We planned on keeping our snowplow private because we were happy with 4-way Snow Plow, but we found out that they went out of business. We investigated other private companies. The price was comparable, but we found out that most subdivisions that Jeffco maintains use their plowing service. We didn't want to tie ourselves to a two year contract without trying the free service for a year and reassess next year. We will save approximately 8-10 thousand dollars this year by using their service.
 - Open issues:
 - The board has met two times to review and update our indentures. Residents should look meetings next year for people to come to discuss rule changes and look over the draft. Our rules are old and need to be updated. One rule is pertaining to limiting the number of rental properties in the neighborhood.
 - We got a letter from the county that explains that speed humps go against county code and are not allowed.
 - We can call the sheriff office to ask them to enforce our new stop signs and speed limit.
 - We discussed the possibility of renting or purchasing a speed limit monitoring trailer to use to curb speeding.
 - We discussed additional communication of reminders of not speeding, not parking on the street (especially during snow removal), not littering, etc.
 - New Business:
 - Reserve study is expected to be completed by the next meeting.

- Assessment paperwork is signed and sent into City and Village to get the assessment mailed out in January. March 1st is the due date and April 1st is the delinquent date.
 - Question about work on the roads: When will it get started? It's going to take a couple of years before starting complete replacement. Patch work will be done until that happens.
 - Have we started the lighting yet? We talked to Ameren. It was about \$1600 to update with LED lights. We can go solar but not through Ameren. Additional lights have been requested. We must trench for the wire, but Ameren will put the pole in.
3. Scheduled next meeting: ??? 6:30 pm @Rock Community Fire Station #5
4. Went to executive session at 7:54 pm

Adjournment at 8:30 pm