

Sunny Brook Farms Association Meeting Minutes

Board of Directors Meeting- January 19th, 2023

1. Call to order: 6:30 PM, In attendance- Andrew Helgeson, Natalie Ventimiglia, Rachel Weber, Jose Ochoa, and Tom Brinkmeyer (Trustees), 2 residents in attendance.
2. Agenda:
  - Approval of the Minutes from 10-20-2022 meeting. Motion by Ventimiglia, 2<sup>nd</sup> Helgeson
  - Approval of Financials from October, November, and December. Motion by Helgeson, seconded by Ochoa.
  - Slowly gaining money, dues will go out next month by March 1<sup>st</sup>. Another \$1200 to pay on the reserve study, about \$1300 for the upgrade on lights in March or April, so we should be around \$24,000.
  - **Reconciled items:** HOA insurance was approved it went up about \$50 from last year for general coverage. Helgeson wants to investigate if it covers property damage.
  - **Open issues:** The board is working on indentures with a meeting before the holidays. 4 items were looked at and a mailing will go out with a letter of intention. Discussion of what will take place at the next meeting in April with general meeting, election, and study results.
  - Snow removal is now done by Jeffco. We had a salting and a plow and that would have been about \$500 we saved by having the county doing it for us.
  - The fire lane signs would be our responsibility if we want it since it is not a county requirement.
  - The reserve study was just completed. To avoid special assessments for emergency expenses, they are recommending raising the assessment in 2024 to \$350 annually or raising it 3% each year over the next 20 years. It is a 70-page document, and the board received it the day of the meeting. The board will have to review it for any changes before the study is finalized. We will request that the company who did the study come to our next meeting to share their results.
  - Mr. Ochoa got quotes from trash removal companies. Some of the damage to the roads could be from having so much traffic of these large trucks, so he wanted to investigate and see who has competitive prices and service. Waste Management is \$97.66 quarterly for trash removal only (they did not respond to messages for other prices), American Eagle \$109 quarterly for trash, recycle, and a can. Republic \$99.18 trash, recycle quarterly, \$15 extra for yard waste. We have 3 different services, and some come multiple days per week. If we want to negotiate a deal with one, then a change in the indentures would be required.
  - Light poles- 16 total, 3 are already LED, we will be getting the other 13 updated in March or April. The pole on Kleinschmidt and Telegraph is not our pole, but it is currently out. The city of Arnold said it could be months before it is fixed. A couple of the residents are requesting light poles in darker areas of the subdivision. Sun Tide intersection, Sunny Brook, Brook Ridge, and Sunny Glen are spots that are dark. Each pole would add around \$25 per month in cost.
  - **New Business: Brinkmeyer** volunteered to go up for re-election early since we would like the terms to be staggered. We would like to amend the indentures to make the term 3 years instead of 5 years to make it easier to stagger the terms.
3. Scheduled next meeting: April TBD 6:30 pm @Rock Community Fire Station #5
4. Went to executive session at 7:23 pm

Adjournment at 8 pm