

Sunny Brook Farms HOA
Meeting Agenda

November 6th, 2025

6:30 pm

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order
- II. Roll call
- III. Approve Minutes.
- IV. Approve Financials.
- V. Reconciled Items
- VI. Open issues
- VII. New business
- VIII. Resident Comments/Concerns
- IX. Executive Session
- X. Adjournment

Sunny Brook Farms HOA

Sunny Brook Farms Association Meeting Minutes
Board of Directors Meeting- November 14th, 2024

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order 6:32 PM
- II. Roll call: In attendance- Andrew Helgeson, Natalie Ventimiglia, Jose Ochoa, Rachel Weber, and Tom Brinkmeyer (Trustees), 10 other residents in attendance.
- III. Approve Minutes from previous meeting- 1st Ventimiglia 2nd Helgeson
Minutes reflect everything that was discussed by the board and residents.
- IV. Approve Financials from previous quarter - 1st Ochoa 2nd Ventimiglia
Through June July August September put us at \$49,427 The home sold in question with a lien we did receive payment for it. We have a good operating fund. After the next March collection, we can start looking into keeping a reserve in addition to 50k in operating expenses. A resident asked how many homes are delinquent? Ventimiglia said there were currently only 5. Residents and board members thanked Ventimiglia for her efforts and expertise on collecting.
- V. Reconciled Items – approvals outside of meeting: Kelly Dr. curb issue- we came to terms with Mr. Thacker. The county rebuilt the curb to be lower to his satisfaction and keep gravel and water flow in check. Weber and Helgeson spoke with him to make sure he would approve so no further damage would be done. Eckerts at 4307 widen driveway was approved.

- VI. Open issues- Updating of indentures is a slow process, involving an attorney at no cost at this point. We have found one we would like to talk to about what we have visions of but we need the legal verbiage before presenting it to the residents. It will be a list of items for residents to vote for individual approval. We estimate an approximate attorney fee of \$5000. Roads are wonderful. They are so much smoother. Thanks to everyone for their patience and cooperation during the construction. Some vandalism was noted and might be billed to owner. We are working with the county to see what can be done to repair it and repair another location with a blemish. A few more slabs still need to be completed. The county will do a walk through with Helgeson to address anything that still needs to be completed. Retaining wall we are getting a new bid. Retaining walls fall under common ground and must be maintained by the association. We do have a bid for a new company to maintain the common ground. A resident asked about trimming trees on the common ground as to not do damage to homeowners' property. We do have the trees trimmed by maintenance. The bushes by the bus stop are also being trimmed to prevent parking further into the street. A resident asked about trees that extend over the road. Can this be addressed by adding this to the indentures? The house on the corner of Telegraph and Kleinschmidt has changed owners due to the death of previous owner. The owners still feel that their land was stolen by the subdivision for the road, but the road was put in by the county in 1888. The addition of additional streetlights. We need to decide where new lights are needed. They are needed for road safety, prevent vandalism, etc. 3 to 4 new poles are needed. This would add a bit to operating costs which are currently about \$300/month. We changed to LED and could look into solar if it would save money. Fire lanes are needed. The fire department has recommended them. We have 4 or 5 fire plugs in the subdivision. Facebook postings must be monitored for language; we do have a website with information if residents can't be civil on the Facebook page. Noise/nuisance complaints can be called into county's non-emergency number.
- VII. New business- Weber is wondering if anyone is interested in social activities. Christmas caroling, Christmas light contest, block party, food truck, Kona ice, etc.? HOA meeting has low attendance; there might not be many people interested. Assessments are due March 1st.

Election information in March.

VIII. Resident Comments/Concerns are addressed above during the meeting.
Meeting ended at 8:24pm

IX. Executive Session at 8:30pm

X. Adjournment at 8:50pm



Item IV

Financial Report Package

October 2024

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 49,345.47

Total Cash - Operating \$ 49,345.47

Total Assets \$ 49,345.47

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 205.00

Total Current Liabilities \$ 205.00

Equity

35-3500-00 Retained Earnings \$ 34,331.32

Net Income Gain / (Loss) \$ 14,809.15

Total Equity \$ \$ 49,140.47

Total Liabilities & Equity \$ 49,345.47



Income Statement - Operating

Sunny Brook Farm

10/01/2024 to 10/31/2024

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$330.00		\$19,782.00
4020-00 Late Fees	-		1,540.00
4045-00 Recovery of Recording & Releasing Fees	-		308.00
Total Operating Income	\$330.00		\$21,630.00
Total OPERATING INCOME	\$330.00		\$21,630.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	16.00		1,643.36
5050-00 Postage Expense	-		64.60
5072-00 Sheriff Service Fees	-		52.00
5120-00 Recording & Releasing Fees	-		453.00
5145-00 Post Office Box Rental	-		256.00
Total General & Administrative	\$16.00		\$2,468.96
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	\$-		\$873.00
Utilities			
6300-00 Electric Expense	347.78		3,478.89
Total Utilities	\$347.78		\$3,478.89
Total OPERATING EXPENSE	\$363.78		\$6,820.85
Net Income:	(\$33.78)		\$14,809.15



Financial Report Package

November 2024

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 49,172.38

Total Cash - Operating \$ 49,172.38

Total Assets \$ 49,172.38

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 205.00

Total Current Liabilities \$ 205.00

Equity

35-3500-00 Retained Earnings \$ 34,331.32

Net Income Gain / (Loss) \$ 14,636.06

Total Equity \$ 48,967.38

Total Liabilities & Equity \$ 49,172.38



Income Statement - Operating

Sunny Brook Farm

11/01/2024 to 11/30/2024

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$70.00		\$19,852.00
4020-00 Late Fees	110.00		1,650.00
4045-00 Recovery of Recording & Releasing Fees	-		308.00
Total Operating Income	<u>\$180.00</u>		<u>\$21,810.00</u>
Total OPERATING INCOME	\$180.00		\$21,810.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	5.60		1,648.96
5050-00 Postage Expense	-		64.60
5072-00 Sheriff Service Fees	-		52.00
5120-00 Recording & Releasing Fees	-		453.00
5145-00 Post Office Box Rental	-		256.00
Total General & Administrative	<u>\$5.60</u>		<u>\$2,474.56</u>
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	<u>\$-</u>		<u>\$873.00</u>
Utilities			
6300-00 Electric Expense	<u>347.49</u>		<u>3,826.38</u>
Total Utilities	<u>\$347.49</u>		<u>\$3,826.38</u>
Total OPERATING EXPENSE	\$353.09		\$7,173.94
Net Income:	<u><u>(\$173.09)</u></u>		<u><u>\$14,636.06</u></u>



Financial Report Package

December 2024

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Balance Sheet- Operating - Detailed

Sunny Brook Farm-
As of: 12/31/2024

Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 48,572.65

Total Cash - Operating **\$ 48,572.65**

Total Assets **\$ 48,572.65**

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 205.00

Total Current Liabilities **\$ 205.00**

Equity

35-3500-00 Retained Earnings \$ 34,331.32

Net Income Gain / (Loss) \$ 14,036.33

Total Equity **\$ \$ 48,367.65**

Total Liabilities & Equity **\$ 48,572.65**

	Current Period		Year-to-date
Description	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$-		\$19,852.00
4020-00 Late Fees	-		1,650.00
4045-00 Recovery of Recording & Releasing Fees	-		308.00
Total Operating Income	\$-		\$21,810.00
Total OPERATING INCOME	\$0.00		\$21,810.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	-		1,648.96
5050-00 Postage Expense	-		64.60
5060-00 Newsletter/Mailing Expenses	1.96		1.96
5072-00 Sheriff Service Fees	-		52.00
5120-00 Recording & Releasing Fees	-		453.00
5124-00 Lien Placed	250.00		250.00
5145-00 Post Office Box Rental	-		256.00
Total General & Administrative	\$251.96		\$2,726.52
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	\$-		\$873.00
Utilities			
6300-00 Electric Expense	347.77		4,174.15
Total Utilities	\$347.77		\$4,174.15
Total OPERATING EXPENSE	\$599.73		\$7,773.67
Net Income:	(\$599.73)		\$14,036.33



Financial Report Package

January 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Balance Sheet- Operating - Detailed

Sunny Brook Farm-
As of: 01/31/2025

Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 50,305.86

Total Cash - Operating \$ 50,305.86

Total Assets \$ 50,305.86

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 2,605.00

Total Current Liabilities \$ 2,605.00

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ (666.79)

Total Equity \$ \$ 47,700.86

Total Liabilities & Equity \$ 50,305.86



Income Statement - Operating

Sunny Brook Farm

01/01/2025 to 01/31/2025

Description	Current Period		Year-to-date	
	Actual		Actual	
OPERATING INCOME				
Operating Income				
4020-00 Late Fees	\$40.00		\$40.00	
Total Operating Income	\$40.00		\$40.00	
Total OPERATING INCOME	\$40.00		\$40.00	
OPERATING EXPENSE				
General & Administrative				
5030-00 C & V Collection Fee	232.40		232.40	
5060-00 Newsletter/Mailing Expenses	93.12		93.12	
5120-00 Recording & Releasing Fees	33.00		33.00	
Total General & Administrative	\$358.52		\$358.52	
Utilities				
6300-00 Electric Expense	348.27		348.27	
Total Utilities	\$348.27		\$348.27	
Total OPERATING EXPENSE	\$706.79		\$706.79	
Net Income:	(\$666.79)		(\$666.79)	



Financial Report Package

February 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 57,649.04

Total Cash - Operating \$ 57,649.04

Total Assets \$ 57,649.04

Liabilities & Equity

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ 9,281.39

Total Equity \$ 57,649.04

Total Liabilities & Equity \$ 57,649.04



Income Statement - Operating

Sunny Brook Farm

02/01/2025 to 02/28/2025

Description	Current Period		Year-to-date	
		Actual		Actual
OPERATING INCOME				
Operating Income				
4000-00 Assessment Fees		\$11,000.00		\$11,000.00
4020-00 Late Fees		-		40.00
Total Operating Income		\$11,000.00		\$11,040.00
Total OPERATING INCOME		\$11,000.00		\$11,040.00
OPERATING EXPENSE				
General & Administrative				
5030-00 C & V Collection Fee		703.60		936.00
5060-00 Newsletter/Mailing Expenses		-		93.12
5120-00 Recording & Releasing Fees		-		33.00
Total General & Administrative		\$703.60		\$1,062.12
Utilities				
6300-00 Electric Expense		348.22		696.49
Total Utilities		\$348.22		\$696.49
Total OPERATING EXPENSE		\$1,051.82		\$1,758.61
Net Income:		\$9,948.18		\$9,281.39



Financial Report Package

March 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00	Enterprise-Operating-2575	\$	59,995.98
------------	---------------------------	----	-----------

Total Cash - Operating		\$	59,995.98
------------------------	--	----	-----------

Total Assets	\$	59,995.98
--------------	----	-----------

Liabilities & Equity

Equity

35-3500-00	Retained Earnings	\$	48,367.65
------------	-------------------	----	-----------

	Net Income Gain / (Loss)	\$	11,628.33
--	--------------------------	----	-----------

Total Equity	\$	\$ 59,995.98
--------------	----	--------------

Total Liabilities & Equity	\$	59,995.98
----------------------------	----	-----------



Financial Report Package

April 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 60,778.16

Total Cash - Operating \$ 60,778.16

Total Assets \$ 60,778.16

Liabilities & Equity

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ 12,410.51

Total Equity \$ \$ 60,778.16

Total Liabilities & Equity \$ 60,778.16



Income Statement - Operating

Sunny Brook Farm

04/01/2025 to 04/30/2025

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$1,153.01		\$16,953.01
4020-00 Late Fees	100.00		160.00
Total Operating Income	\$1,253.01		\$17,113.01
Total OPERATING INCOME	\$1,253.01		\$17,113.01
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	108.24		1,364.24
5060-00 Newsletter/Mailing Expenses	14.69		107.81
5120-00 Recording & Releasing Fees	-		33.00
Total General & Administrative	\$122.93		\$1,505.05
Taxes & Insurance			
5700-00 General Liability Insurance	-		1,805.00
Total Taxes & Insurance	\$-		\$1,805.00
Utilities			
6300-00 Electric Expense	347.90		1,392.45
Total Utilities	\$347.90		\$1,392.45
Total OPERATING EXPENSE	\$470.83		\$4,702.50
Net Income:	\$782.18		\$12,410.51



Financial Report Package

May 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 61,198.41

Total Cash - Operating **\$ 61,198.41**

Total Assets **\$ 61,198.41**

Liabilities & Equity

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ 12,830.76

Total Equity **\$ \$ 61,198.41**

Total Liabilities & Equity **\$ 61,198.41**



Income Statement - Operating

Sunny Brook Farm

05/01/2025 to 05/31/2025

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$600.00		\$17,553.01
4020-00 Late Fees	200.00		360.00
Total Operating Income	\$800.00		\$17,913.01
Total OPERATING INCOME	\$800.00		\$17,913.01
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	32.00		1,396.24
5060-00 Newsletter/Mailing Expenses	-		107.81
5120-00 Recording & Releasing Fees	-		33.00
Total General & Administrative	\$32.00		\$1,537.05
Taxes & Insurance			
5700-00 General Liability Insurance	-		1,805.00
Total Taxes & Insurance	\$-		\$1,805.00
Utilities			
6300-00 Electric Expense	347.75		1,740.20
Total Utilities	\$347.75		\$1,740.20
Total OPERATING EXPENSE	\$379.75		\$5,082.25
Net Income:	\$420.25		\$12,830.76



Financial Report Package

June 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Assets

Cash - Operating

10-1000-00	Enterprise-Operating-2575	\$	61,365.19
------------	---------------------------	----	-----------

Total Cash - Operating		\$	61,365.19
------------------------	--	----	-----------

Total Assets	\$	61,365.19
--------------	----	-----------

Liabilities & Equity

Current Liabilities

20-2010-00	Prepaid Assessments	\$	40.00
------------	---------------------	----	-------

Total Current Liabilities		\$	40.00
---------------------------	--	----	-------

Equity

35-3500-00	Retained Earnings	\$	48,367.65
------------	-------------------	----	-----------

	Net Income Gain / (Loss)	\$	12,957.54
--	--------------------------	----	-----------

Total Equity	\$	\$ 61,325.19
--------------	----	--------------

Total Liabilities & Equity	\$	61,365.19
----------------------------	----	-----------



Income Statement - Operating

Sunny Brook Farm

06/01/2025 to 06/30/2025

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$400.00		\$17,953.01
4020-00 Late Fees	120.00		480.00
Total Operating Income	\$520.00		\$18,433.01
Total OPERATING INCOME	\$520.00		\$18,433.01
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	32.00		1,428.24
5060-00 Newsletter/Mailing Expenses	9.45		117.26
5120-00 Recording & Releasing Fees	-		33.00
Total General & Administrative	\$41.45		\$1,578.50
Taxes & Insurance			
5700-00 General Liability Insurance	-		1,805.00
Total Taxes & Insurance	\$-		\$1,805.00
Utilities			
6300-00 Electric Expense	351.77		2,091.97
Total Utilities	\$351.77		\$2,091.97
Total OPERATING EXPENSE	\$393.22		\$5,475.47
Net Income:	\$126.78		\$12,957.54



Financial Report Package

July 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Balance Sheet- Operating - Detailed

Sunny Brook Farm-
As of: 07/31/2025

Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 59,941.06

Total Cash - Operating \$ 59,941.06

Total Assets \$ 59,941.06

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 40.00

Total Current Liabilities \$ 40.00

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ 11,533.41

Total Equity \$ 59,901.06

Total Liabilities & Equity \$ 59,941.06

Description	Current Period Actual	Year-to-date Actual
OPERATING INCOME		
Operating Income		
4000-00 Assessment Fees	\$126.55	\$18,079.56
4020-00 Late Fees	-	480.00
Total Operating Income	<u>\$126.55</u>	<u>\$18,559.56</u>
Total OPERATING INCOME	\$126.55	\$18,559.56
OPERATING EXPENSE		
General & Administrative		
5030-00 C & V Collection Fee	10.12	1,438.36
5060-00 Newsletter/Mailing Expenses	-	117.26
5120-00 Recording & Releasing Fees	-	33.00
Total General & Administrative	<u>\$10.12</u>	<u>\$1,588.62</u>
Taxes & Insurance		
5700-00 General Liability Insurance	-	1,805.00
Total Taxes & Insurance	<u>\$-</u>	<u>\$1,805.00</u>
Grounds & Landscaping		
6300-00 Common Ground Expenses	1,150.00	1,150.00
Total Grounds & Landscaping	<u>\$1,150.00</u>	<u>\$1,150.00</u>
Utilities		
6300-00 Electric Expense	390.56	2,482.53
Total Utilities	<u>\$390.56</u>	<u>\$2,482.53</u>
Total OPERATING EXPENSE	\$1,550.68	\$7,026.15
Net Income:	<u><u>(\$1,424.13)</u></u>	<u><u>\$11,533.41</u></u>



Financial Report Package

August 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Balance Sheet- Operating - Detailed

Sunny Brook Farm-
As of: 08/31/2025

Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 59,099.56

Total Cash - Operating \$ 59,099.56

Total Assets \$ 59,099.56

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 40.00

Total Current Liabilities \$ 40.00

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ 10,691.91

Total Equity \$ 59,059.56

Total Liabilities & Equity \$ 59,099.56

Description	Current Period Actual	Year-to-date Actual
OPERATING INCOME		
Operating Income		
4000-00 Assessment Fees	\$160.00	\$18,239.56
4020-00 Late Fees	-	480.00
Total Operating Income	<u>\$160.00</u>	<u>\$18,719.56</u>
Total OPERATING INCOME	\$160.00	\$18,719.56
OPERATING EXPENSE		
General & Administrative		
5030-00 C & V Collection Fee	12.80	1,451.16
5060-00 Newsletter/Mailing Expenses	-	117.26
5120-00 Recording & Releasing Fees	-	33.00
5145-00 Post Office Box Rental	268.00	268.00
Total General & Administrative	<u>\$280.80</u>	<u>\$1,869.42</u>
Taxes & Insurance		
5700-00 General Liability Insurance	-	1,805.00
Total Taxes & Insurance	<u>\$-</u>	<u>\$1,805.00</u>
Grounds & Landscaping		
6300-00 Common Ground Expenses	330.00	1,480.00
Total Grounds & Landscaping	<u>\$330.00</u>	<u>\$1,480.00</u>
Utilities		
6300-00 Electric Expense	390.70	2,873.23
Total Utilities	<u>\$390.70</u>	<u>\$2,873.23</u>
Total OPERATING EXPENSE	\$1,001.50	\$8,027.65
 Net Income:	 <u><u>(\$841.50)</u></u>	 <u><u>\$10,691.91</u></u>



Financial Report Package

September 2025

Prepared for

Sunny Brook Farm

By

City & Village Tax Office



Balance Sheet- Operating - Detailed

Sunny Brook Farm-
As of: 09/30/2025

Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 58,862.75

Total Cash - Operating \$ 58,862.75

Total Assets \$ 58,862.75

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments \$ 40.00

Total Current Liabilities \$ 40.00

Equity

35-3500-00 Retained Earnings \$ 48,367.65

Net Income Gain / (Loss) \$ 10,455.10

Total Equity \$ 58,822.75

Total Liabilities & Equity \$ 58,862.75

Description	Current Period Actual	Year-to-date Actual
OPERATING INCOME		
Operating Income		
4000-00 Assessment Fees	\$40.00	\$18,279.56
4020-00 Late Fees	124.00	604.00
Total Operating Income	<u>\$164.00</u>	<u>\$18,883.56</u>
Total OPERATING INCOME	\$164.00	\$18,883.56
OPERATING EXPENSE		
General & Administrative		
5030-00 C & V Collection Fee	3.20	1,454.36
5060-00 Newsletter/Mailing Expenses	6.86	124.12
5120-00 Recording & Releasing Fees	-	33.00
5145-00 Post Office Box Rental	-	268.00
Total General & Administrative	<u>\$10.06</u>	<u>\$1,879.48</u>
Taxes & Insurance		
5700-00 General Liability Insurance	-	1,805.00
Total Taxes & Insurance	<u>\$-</u>	<u>\$1,805.00</u>
Grounds & Landscaping		
6300-00 Common Ground Expenses	-	1,480.00
Total Grounds & Landscaping	<u>\$-</u>	<u>\$1,480.00</u>
Utilities		
6300-00 Electric Expense	390.75	3,263.98
Total Utilities	<u>\$390.75</u>	<u>\$3,263.98</u>
Total OPERATING EXPENSE	\$400.81	\$8,428.46
Net Income:	<u><u>(\$236.81)</u></u>	<u><u>\$10,455.10</u></u>

Item V

Reconciled Items –

1. Approval of multiple homes (when sent in) for replacement of roofs, siding, and gutters due to storm damage
 - a. This is required by indentures
2. Confirmation of Snow Removal from County continued for 2025 Winter
3. Approved renewal of PO Box
 - a. Motion by Ventimiglia, Seconded by Brinkmeier
4. Approved Driveway extension for 4015 Sunny Brook Dr (Jennifer Salls)
 - a. Motion by Ochoa, Seconded by Weber
5. Approved HOA insurance as required. Moved from Auto Owners (no longer servicing).
 - a. Motion by Ventimiglia, Seconded by Brinkmeier
6. Cleared storm sewer backups on Sunny Brook Dr. retention areas (both sides)
 - a. This has seemed to help flow of other creeks that flow into

Open Issues –

1. Updating of Indentures (Slow Process)
 - a. Attorney update from meeting – need residents involved
 - b. Need to understand what rules and regulations need to be implemented as per legal statutes.
2. Roads –
 - a. Enter maintenance needs to county
 - b. Evaluations in Paper concern HOA's that are 7 years in
3. Retaining Wall at Sun Tide and Sunny Brook
 - a. Cannot get contractors to return calls or bids
4. Additional Street Lights
 - a. Need to review dark areas and how many needed
 - i. Up and down Sunny Brook Dr (2-3)
 - ii. End of Sunny Brook Ct (1)
 - iii. Brook Ridge Dr (2)
5. Reserve Account
 - a. Need to be LLC and have Tax ID from SOS

Item VII

New Business –

1. Parking on roads
 - a. No allowed per indentures
 - b. Violations to be sent if continued
2. Addressing of traffic speeds
 - a. Stop signs were first course – has not changed
 - b. Speed humps

Item VIII

Questions and Concerns –

1. Open for questions or concerns
2. Next meeting?