

Sunny Brook Farms HOA
Sunny Brook Farms Association Meeting Minutes
Board of Directors Meeting- July 11th, 2024

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order 6:31PM
- II. Roll call: In attendance- Andrew Helgeson, Natalie Ventimiglia, Jose Ochoa, Rachel Weber, and Tom Brinkmeyer (Trustees), 21 residents in attendance.
- III. Approve Minutes from previous meeting- 1st Ventimiglia 2nd Ochoa
- IV. Approve Financials from previous quarter - 1st Helgeson 2nd Ventimiglia
Since October of last year, we have been at \$35,000 in the bank, now we're at \$49,314.69 in the bank. Trying to build a reserve.
Ventimiglia says we should start this next year. Is there a minimum needed? Set up CD or money market in the future. We are gathering information about a home that was sold with a lien on it. We will find out if we collect the lien money.
- V. Reconciled Items – City and Village has updated their financials, and we have more details on our account. Residents will have access through their own portal. Our financials will now come out mid-month.
- VI. Open issues- Slow process, the board has met to review outdated indentures. We have some money now to get an attorney to help us update our indentures. Ventimiglia knows attorneys who do this work. They are good at governing documents. We don't have an estimate of how much this costs—possibly \$3000-\$5000. Residents have asked for mailers, but these have a cost. We will investigate maybe an app for

smart phones. To keep everyone informed, but for now we have the signs, fb, and the website. We give new residents a welcome packet.

Roads are still being delayed. We had the roads scheduled for April or May. We have issues with property lines and access to get in the neighborhood to do the work. The county went through the paperwork and found a deed from 1888 that states that the county made Kleinschmidt for public use. We are back on schedule to have our roads start on September 1st, but they have other jobs and weather delays. Mastodon Meadows subdivision is being done before us. This will be a major undertaking. Roads will be down to one side at a time. They can go through October if the road temperature is above freezing. Mr. Thacker on Kelly Drive has been harassing the county, because we wanted his damage repaired and the curb replaced. The county said they would lower the curb and put in an apron. 5 owners own Kelly Drive.

The retaining wall is deteriorating by the creek by Sun Tide and Sunny Brook Drive. We got one estimate but would like another. The homeowners are willing to let a contractor come to fix it if their property is put back together. Some residents questioned whether it is the responsibility of the association. The indentures say the storm drainage is the responsibility of the of the HOA even though it is on a resident's property. Has it been surveyed? We can have it surveyed, and an attorney look at it.

The common ground has not been maintained because our previous person went out of business. The people we are contacting only want to do a weekly service, but it's not needed every week. We have contacted 6 places for bids.

- VII. New business- PO box renewal. Required yearly election. Fireworks are used out of season and after 11pm are a nuisance. There is nothing in county law that forbids it. Neighbors are not being considerate of veterans, children, and pets. Several homeowners are frustrated with it. The county is involved because we have been contacted by them and they are concerned about the noise level.

VIII. Resident Comments/Concerns: Potholes can be reported to the county through their website or phone. Ask for a concrete replacement. Still issues with people not stopping at stop signs.

Meeting ended at 7:57pm

IX. Executive Session

X. Adjournment at 8:50pm