

## SUNRISE MEADOWS HOA MEETING, 4/17/19

There were 9 people present. Steve and Kendra, Kevin and Deb Smith, Desiree, Bryan and Ashley and Cassidy represented 6 home owners. There was an introduction to the current HOA Board of Directors and the New Management company, Coldwell Banker.

The first order of business was to elect new HOA Board members. Kevin Smith was elected Board President; Ashley accepted the Vice President position and Desiree was appointed to the Secretary position.

It seems to be a consistent problem that we have less than the required number of homeowners attending meetings too comprise a quorum. It was suggested that we get an Amendment to the Covenants in order to vote on changes in the HOA without a quorum. At the end of 2019, the HOA will have \$307.00 left in the bank. In order to maintain upkeep of the front area, purchase a new sign, make some other suggested changes, pay the Management Company, it was recommended that we increase the annual HOA dues from \$100.00 to \$110.00. The dues can be increased 10 percent without a quorum. It was agreed to increase the HOA dues to \$110.00 per home owners, taking effect on January 1, 2020. A motion was made to send letters to homeowners that had not paid their HOA dues. The homeowners would be given 30 days to make payment arrangements. The payment plans have to offer a six- month plan to pay their outstanding dues. After six consecutive missed payments, then the management company can send out a collection letter. The Attorney charges \$70.00 per letter to place a lien on delinquent homeowners.

It was suggested that the management company have a welcome committee to provide new homeowners with a copy of the covenants. The management company has a list of owners and their property and the website provides a list of the covenants and regulations. The management company does not drive through the subdivision to look for violations. The homeowners need to report violations to the board. The board members will call the violations into the management company. The board needs to be consistent with the rules. The homeowner will receive a letter stating the violation and will have 10 to 14 days to clean up their property or take care of the violation. After the second letter, the homeowner will have a month to correct the violation. After the third warning, the homeowner in violation will receive a fine. All payments will go to the HOA.

HOA Temporary Secretary,

Debra Smith

11/10/2019