

Sunrise Ridge HOA

Meeting Minutes
January 18th, 2018

The regular meeting of the Sunrise Ridge HOA was called to order at 7pm at 5112 Daylight Ct. Fort Collins, CO. 80528

In attendance: Diane Ampe, Lestel Meade, Bruce & Dina Smith, Nancy Repp, Bob & Caryl Schonbrun & Angie Grothmann

Old business: The construction site dumpster on Rock Creek has been removed. The debris on the slope behind the homes on Daylight Ct. have been cleaned up and removed.

New business: The renovations and improvements to 5102 Daylight Ct. is ongoing and under construction by Houts Construction, it is under contract to close in April 2018. The contract has been provided to the hoa as well as a timeline schedule of various repairs and upgrades.

There has been a deep concern in witnessing a homeowner feeding raccoons. Please know that not only is this against the homeowner covenants but also is unlawful in Larimer county. These animals have actually approached homeowners and their pets in a very aggressive manner. Please contact me before anyone attempts to file a formal complaint with the county so we may try and remedy the situation with the homeowner(s).

There were some inquiries as to when Strauss Cabin Rd. would be reopened. The city says that it is due to reopen in May 2018 and at that time there will be a traffic signal installed at the corner of Harmony & Strauss Cabin as well as other improvements.

There were some homeowners that received a map location of oil wells sent from the city of Fort Collins, one specifically is just north of Daylight Ct. This is a capped well that was sealed in 1920. Once a well is sealed it can never be unsealed. In speaking with the city they said there was an inspection done on this well about a year ago and there are no leaks and it passed their inspection. There are no plans for any wells or the like to be constructed in this area. The notice had to do with the "setback" distance in relation to new build residential construction.

There was a question raised as to what if any xeriscaping might be installed at one's property. Any plan to change or modify the existing appearance and landscaping of any residence must be submitted to the architectural committee for review.

To restate: Any snow removal is to be contracted by the homeowner. If anyone needs the contact information for a couple of the people we use please send me the request. I know some

neighbors have gotten together to use the same plow company for a number of homes that can be serviced at the same time.

Most of us seem to be pleased with the job Sprinkler Technologies provides. They start up and shut down our irrigation systems. They are paid through our dues. If someone chooses to contract with another provider outside of our agreement then please let me know now if they wish to "opt out"

Just a reminder, it is a good idea to get with your unit neighbor and schedule your watering at opposite times so as not to affect the water pressure while watering.

Justin Reynier with Clean Air Lawn services many of our homes. He is an environmentally safe and organic lawn care company. Our lawns are as green if not more so than the chemical serviced lawns ! Please check out his web page.

<http://www.cleanairlawncarefortcollins.com>

It has been decided that the regular homeowner meetings will be held twice per year instead of four times annually. The next regular meeting will be held in June 2018 details will be forthcoming.

Please note there will be a special hoa meeting held at 7pm on March 20th, Tue. at 5112 Daylight Ct. to discuss Water Usage. Please mark your calendars and attend.

Please see attached the water usage for 2017 and the annual budget for 2018. The water usage paid out by the homeowners who went over the cap during the spring, summer months was just over \$1000.00.

We work on a zero sum budget and virtually have no residual. It was voiced that we should consider increasing the annual dues. We will vote on this at the next hoa meeting in June.

Some homes have their own irrigation shut off and some do not. This at times creates difficulties on various levels. The homes that are to be constructed south of Rock Creek were to have individual irrigation shut offs installed as per Houts Development, that now may or may not happen. Will keep everyone posted.

Regards,

Bob Schonbrun

