

Sunrise Ridge Homeowners Association  
Meeting Minutes  
February 7th 2019

The regular meeting of the SRRHOA was called to order at 6:30pm and was held at 5100 Northern Lights Drive Fort Collins, CO. 80528

In Attendance:

Chada & Reva Reddy, Josh & Minmin Jiang, Susan McBride, Walt & Liv Lyons, Marie & Jeff Warner, Derek Maunsell, Caryl & Bob Schonbrun, Kara Linn, Matt Schuler

There was a motion to increase hoa annual fees from \$1000.00 to \$1200.00 that was passed unanimously. As stated in a prior email the increase will be in effect at the start of Q2 at a payment of \$300.00 per quarter. In doing this we will hopefully have a reserve and not have to run on a zero sum budget.

I will include some water stat usage and comparisons on a separate page and attach the annual projected budget for 2019. The summer water cap will run from June through November. Please note that Ft. Collins Water bills 30 days in arrears so the June billing will be for water usage in May which is the month we have our irrigation start up. Sprinkler Tech. will be activating our irrigation systems and will need to be able to enter the homes that have the irrigation shut offs. More information on scheduling to follow.

It was brought up that the builder, Houts Development and Construction's progress on the 2nd phase of Sunrise Ridge has exceeded the completion build time of one year as per the HOA covenants. There was general dissatisfaction that was voiced with the overall lack of progress by the builder.

There was also concern voiced of the increased traffic on Daylight Ct. due to the builder conducting business out of his home office at 5102 Daylight Ct. This is also in violation of the Sunrise Ridge HOA covenants. The expectations from the homeowners present and some that had sent correspondence via email have expressed an increased dissatisfaction with the lack of progress of the exterior of the ongoing remodel at 5102 Daylight Ct.

Kara Linn spoke of Caryl Schonbrun's illness and the devastating effects that can be caused when exposed to toxic herbicides and insecticides. This a life threatening matter for Caryl who along with Bob has built a non-toxic home to help her immune system survive. Everyone was very gracious in their concern and their willingness to help Caryl. Most neighbors either don't use these toxic products already or use Clean Air Lawn who are expert in dealing with non-toxic lawn care for a healthy lawn and environment. None of their products harm Caryl. With the exception of Clean Air Lawn, all lawn companies use toxic products contrary to what they may tell you. Caryl is on the Colorado Department of Agriculture no spray list and there is also a HOA covenant (section 8.4) that protects her and others from endangerment to their health in

the neighborhood. The covenant as stated: "None of the real estate shall be used in any way or for any purpose which may endanger the health or unreasonably disturb the owner of any lot or any resident thereof". When toxic products are sprayed they do not stay in one place and the spray will drift for quite a distance.

Caryl and Bob thank everyone for their kindness and consideration. It had become necessary to address this because of several bad exposures from lawn chemicals used last spring in Sunrise Ridge. Even products like Round-up are extremely toxic. There are several non toxic counterparts to these products that work as well or better. Caryl would be happy to help any neighbors locate and identify any non-toxic products. Even though Caryl has a direct need, safer products will also benefit everyone including children, pets who are particularly susceptible because they are low to the ground where the product is.

Kara then discussed the progress and events occurring at the H-25 proposed development on Strauss Cabin and Harmony Road. Please see the web page "[harmonygateway.org](http://harmonygateway.org)" for more information!

Please know that Kara and I are working hard to make this a great neighborhood hoa community for now and for the future of Sunrise Ridge.