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APPROVED SSR MEETING MINUTES

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APPROVED Board Meeting January 15, 2020 – Sunrise Ridge Homeowners Association

Meeting presided over by Kara Linn, President of Sunrise Ridge Homeowners' Assn.

Call to order: Meeting called to order at 8:08 PM

A. Roll Call

Board Members in Attendance: Kara Linn, Lestel Meade, and Angie Grothmann

ARC Members in Attendance: Diane Ampe

Homeowners in attendance: Bob Schonbrun

Kara read aloud the Conduct of Meetings Policy and Procedures.

B. Proof of Notice was presented and was communicated via email from Kara Linn, SRR President, to all SRRHOA members on 12/2/2019 and then again on 1/7/20 adjusting the time of the meeting.

C. Approval of minutes from October 15, 2019 Board Meeting

- 1. Board Unanimously Approved minutes with some corrections offered from the Board.**

D. Reports of Directors

1. President's report: Kara will be putting out an email to the entire membership outlining the legal expenses. She feels it important that all the membership receive the same information at the same time. See attached email to entire membership dated 1/26/2020 sent by Kara Linn, with detail on importance of why we have retained a legal counsel and costs associated.

2. Vice-President Report: None at this time

3. Secretary Report: None at this time

E. Reports of Committees:

1. Diane Ampe, Architectural Review Committee (ARC), discussed that the ARC has been working hard and developed an ARC design change request sheet that will be available to all members to submit when making a request to make changes to the exterior of the home.

2. ARC met with builder, David Houts regarding Phase 2 construction at Sunglow Court. Diane reported that Mr. Houts believes the construction in this phase will be built out by end of 2020. Builder will make proper adjustments to the two homes currently under construction (5220 & 5218 Sunglow), so the exteriors are of similar color and look to the rest of the neighborhood. As well as confirming that other homes built in this phase are of the same design and color scheme.

3. ARC is in the process of putting together a set of written standards of construction, design and color for the neighborhood and will require any builder to submit plans and specs for approval to ARC.

4. ARC completed (2) candidate interviews for the 3rd ARC member position and forwarded our recommendation to the Board. The Board agreed via email 12/13/2019, with the recommendation of ARC team members Mike Feldhousen and Diane Ampe to appoint Jason Paiz to the ARC team, based on ARCs interview process.

F. Unfinished Business: None

G. New Business:

1. Covenant Issues related to past HOA policy; Common Shared Expenses share (CCR § 3.8) Equally (CCR § 3.10) among all members – Water is a common Expense (CCR § 11.1).

a. Kara made a motion to reverse the policy to collect for water overages as our Covenants state that water is a common expense among all owners. The motion was seconded. The Board unanimously passed a motion to do away with the billings for water overages that have heretofore and for some period of time been being calculated and charged to lot owners during the summer months. **There will be no more water overages charged in the future as it is a violation of this basic precept of our covenants.**

2. Kara is requesting that we reverse trash as a common expense for the HOA. After carefully reviewing the CCRs we have found that the covenants clearly state that “payment of all other home bills and utilities, including but not limited to telephone, gas, **trash**, electric, television, etc. are the responsibility of each homeowner. The maintenance and repair of each Lot and Improvements thereon, including, but not limited to the residence, landscaping, snow removal, **irrigation systems** and flatwork shall be the responsibility and expense of the Owner thereof.” (CCR §11.2) (Emphasis added).

Kara made a motion to reverse the HOA handling the management and payment of trash. The motion was seconded, and the Board voted in favor of reversing the trash policy to comply with our Covenants.

To give members ample time to adjust to the change, we elected to allow the current arrangement to continue until June 30, 2020 (the end of our fiscal year). Our covenants state that Members will decide by vote at the Annual Meeting (June 16, 2020) what trash service they will each use (have their own account and pay their own bill) and what the pickup day will be for trash service (CCR § 8.10)

*****Trash will be the individual homeowner’s responsibility as per covenants starting July 1, 2020, and Gallegos pricing/billing will be cancelled as of July 1, 2020*****

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3. Kara stated that according to our Covenants (CCR §11.2), all members/homeowners are to complete all irrigation maintenance and repairs. The HOA has too many liabilities with taking on this task. Also, we are not obeying the covenants of our Association by doing so. Our Covenants clearly state the following in Section 11.2 as stated above, that each owner is to maintain and repair their own irrigation system. Kara made a motion for the HOA to no longer conduction irrigation maintenance or repair (i.e. Spring start up or Fall winterization of sprinkler systems). The motion was seconded, and all board members voted in favor for the HOA to no longer conduct irrigation maintenance or repair for members of the association to comply with our Covenants.

*****Starting in the Spring 2020, each homeowner will be responsible for all maintenance (including start up and shut down) for their own irrigation system and free to hire any company or technician they wish to hire. Just as in the past, each twin home will, depending on how the pipes and shuts offs were installed, may need to cooperate with their attached neighbor to accomplish irrigation start up and shut off. Irrigation start up and shut off will no longer be handled and will no longer be paid for by the HOA.*****

For any member wanting the contact for the company has worked on your irrigation system in the past, here it is for your convenience. But, feel free to use any provider you choose.
Robert Hurley, Sprinkler Technologies (970) 461-1338

4. Kara discussed how quarterly dues are being invoiced. She stated that when invoices go out the bill is due on the same day. Owners are confused by this and about how long they have to pay the bill and when a late fee can be assessed. She reviewed the Covenants it states in §7.3 that, "Invoicing will occur in advance on a quarterly basis and be due within thirty (30) days of the date of each such invoice". Discussion was had about late fees and how the bill should be delivered to the members and what date makes sense. It was decided that in order to be consistent with our covenants we are required to invoice dues 30 days prior to their due date, due date being the 1st day of each quarter. It was further stipulated that a reminder would be sent out 15 days prior to the due date. Accounts over 30 days past due are subject to a 5% late penalty.

H. Election of Directors (None, will be done at Annual Owners Meeting June 2020)

I. Member Forum: Members made comments from the floor.

1. There was discussion about 5102 Daylight Court and how the covenant violations are being handled.

Meeting adjourned 9:23 PM

Next Board Meeting Scheduled for: April 15, 2020