

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

January 7, 2015

Open Session

BOARD MEMBERS PRESENT:

Jeanne Mulherin Dombrowski, President/Treasurer
Pat Gallagher, Vice-President/Secretary
Jim Myer, Trustee

BOARD MEMBERS ABSENT:

Martin Hirschhorn, Trustee

PREMIER MANAGEMENT PRESENT:

Victoria Miller, Community Manager
Keith Smith, President

LEGAL PRESENT:

Jeff Sirot, Esq.
Richard Tracy

RESIDENTS PRESENT:

Barbara Venizuala 75 Elm Terrace
Shirley Manzon 59 Elm Terrace
Hanif Ghiya 73 Elm Terrace
Helene Gnudi, 76 Elm Terrace
Heidi Ames, 72 Elm Terrace
Don Franklin, 64 Elm Terrace

CALL TO ORDER

- The Open Session was called to order at 7:35p.m. The above noted individuals were in attendance.

MINUTES:

- Pat moved to approve the Minutes from December 3, 2014, Jim seconded and all in favor, *Motion Carried*

OLD BUSINESS: None at this time

NEW BUSINESS:

- The above noted owners from Elm Terrace were present because they received summons and fine for on street parking. The Court appearance required and violation of title 39 ordinance for unsafe parking caused them to pay \$120.00 each in fines and court costs. Their request to the Board was to provide more parking to the residents of Elm Terrace. There was a lengthy discussion regarding many aspects of this request because adding spaces would require a site plan revision with the Township and there may be vote required of the membership. Exploring a less expensive alternative would be better initially. The Board agreed to look into that first. The residents above here for that issue then left the meeting.
- Motion to accept proposal from Clean-Flo International for pond treatment and maintenance system totaling \$ 8,437.00 made by Pat, seconded by Jim, all in favor. *Motion Carried*
- Keith from Premier Management Associates proposed a three year renewal for Management services for 3% per year. Motion by Pat to accept, seconded by Jim, all in favor. *Motion Carried*

FINANCIAL:

- The most recent profit and loss statement was provided as financial report.

Homeowner Forum:

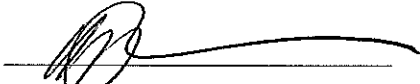
Nothing further than the Elm Terrace parking issue was presented.

ADJOURNMENT: Open Session was adjourned at 8:20pm

NEXT MEETING:

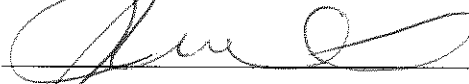
- The next meeting will be Wednesday, February 4, 2015 at 7:30 p.m.

Prepared By:



Victoria Miller, CMCA
Community Manager

Approved by:



Jeanne Mulherin Dombrowski, President