

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

July 6, 2016

Open Session

BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President
Jim Myers, Trustee
Pat Gallagher, Vice-President/Secretary
Matthew Litterini, Treasurer
Sandy Cafro, Trustee

BOARD MEMBERS ABSENT:

None

PREMIER MANAGEMENT PRESENT:

Jacqueline Hanlon, Community Manager

RESIDENTS PRESENT:

Scott Jordan, 11 Maple
Ed Dubroski, 10 Holly Court
Graham MacRitchie, 3 Fir Court
Mary Alice Merck, 37 Elm Terrace
Pam Hoffman, 624 Almond Court

CALL TO ORDER

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

MINUTES:

- Jim moved to approve the Minutes from last meeting, May 4, 2016, Pat seconded and all in favor, *Motion Carried*

OLD BUSINESS: The matter concerning the damage to the Mercedes at 70 Elm Street has been resolved and payment was made by LMS and A-Tech. Jacquie will deposit the check with Sun Ridge Owners Association and cut a check to the owner of the vehicle.

NEW BUSINESS:

FINANCIAL: The most recent profit and loss statement was provided.

HOMEOWNER FORUM:

A homeowner brought attention to a bag of what appears to be rocks in the pond. Jacquie stated that she would have Rich Tuzio from Clean-Flo address the issue the next time he is at the community.

A homeowner expressed concern regarding a commercial vehicle that is continually being parked on Elm Terrace. He believes that the vehicle belongs to a resident conducting business out of his garage.

A homeowner provided two Power Point presentations to the Board. The first of which concerned the Sun Ridge website not being updated as often as necessary, as well as not reflecting the best images of the association, and not having proper contact information for the Board of Trustees. The second Power Point presentation addressed many safety concerns throughout the community. Jeanne Dumbrowski advised that all of these issues will be taken into consideration and addressed as necessary.

A homeowner addressed concerns about children being cut in the kiddie pool due to a scratchy surface. She also spoke of her neighbor's trash can being left outside the front door of her unit, which has been an ongoing issue. She has spoken to the neighbor, but has been a victim of retaliation. The owner of the trash can will be issued a violation.

Another homeowner expressed a concern about sharp edges in the pool. However, her experience with the sharp surface was in the large pool near the stairs.

ADJOURNMENT: Open Session was adjourned at 8:38pm

NEXT MEETING:

- The next meeting will be Wednesday August 3, 2016 at 7:30pm in the Office.

Prepared By:
Jacqueline Hanlon, CMCA
Community Manager

Approved by:
Jeanne Dombrowski, President