

# SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

July 15th, 2020

Open Session

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**BOARD MEMBERS PRESENT:**

Jeanne Dombrowski, President  
Greg Robinson, Vice-President  
Daniel Dojlidko, Treasurer  
Christina Kirkpatrick, Secretary  
James Myers, At Large

**OTHERS PRESENT:**

Bob Boyles, Associa Community Mgt. (onsite)  
Toine Hutchinson, Associa Community Mgt. (onsite)  
Jeff Sirot, Curcio Mirzaian Sirot Law  
Anthony Iozzia, Curcio Mirzaian Sirot Law (onsite)  
Patricia Gallagher, Volunteer Counter (onsite)  
Richard Cornelison, Volunteer Counter (onsite)

**(All Present via Video Conference and in Office)**

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**CALL TO ORDER**

- The Open Session was called to order at 7:01 pm. Mgt advised HO that this Session would lead right into Annual Election Meeting at around 7:15 pm and Mgt welcomed HOs to stay for that meeting as well.

**PRESIDENT'S OPENING REMARKS:** The Association President welcomed everyone on the video conference and those at the onsite location and thanked everyone for being so understanding during these unfamiliar times.

**MINUTES:** June 1<sup>st</sup>, 2020 Open Session Minutes. *Jeanne Dombrowski motioned. Greg Robinson seconded. Motion Carried*

**OLD BUSINESS:** Ratified

- **Aquatics Services** – The Board approved the pool maintenance contract of \$310 weekly, with additional cost for products and equipment repairs. *Motion Carried*
- **Board's Adoption of Assessment Delinquency Process** – The Board announced and approved of their adaptation of the Assessment Delinquency Process in December 2019 – from 1999 Resolution. *Motion Carried.* Legal will record document.
- **York Fence** – Repairs/replacement of broken bars. Board approved and advised HOs of a cost of \$730.38. *Motion Carried.*
- **Pool & Tennis Courts-** Will remain closed for 2020 Season – Board notified HOs via TS and email on June 15<sup>th</sup>, 2020. *Board motioned. Motion Carried.*
- **Other Amenities:** The *Board motioned* to keep all other amenities closed until further notice. The Board discussed, if savings are realized at the end of the year, then the HOA will return to HOs in the form of maintenance credit. The Board advised HOs, their major concern is for SR residents, that is why they decided to keep the playgrounds closed even though Governor Murphy issued an executive order, opening public playgrounds on July 2nd, 2020.

**NEW BUSINESS:** Ratified

- **2019 Financial Audit** – The Board advised of their approval. *Motion Carried.*

**INSTRUCTIONS:**

Mgt. reminded HOs of the following instructions: HOs are to post any open forum questions in TS or via email to Mgt. Mgt will post the Board's answers on TS.

**NEXT MEETING:** Next Open Session September 9<sup>th</sup>, 2020.

**ADJOURNMENT:** Jeanne Dombrowski motioned to adjourn the meeting at 7:10 pm. *Christina Seconded. Motion Carried.*

Respectfully submitted,                      Toine Hutchinson, Community Manager