

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

July 5, 2017

Open Session

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Ed Dubroski

OTHERS PRESENT:

Debbie Haraburda, Community Manager, Mohammed Salyani, Wilken & Guttenplan

RESIDENTS PRESENT:

None

CALL TO ORDER

- The Open Session was called to order at 7:30 pm. The above-noted individuals were in attendance.

MINUTES:

- Patti Gallagher moved to approve the Open Minutes from last meeting, May 3, 2017, Matt Litterini seconded and all in favor. *Motion Carried.*
- Jeanne Dombrowski moved to approve the Executive Minutes from the last meeting, May 3, 2017, Jim Myers seconded and all in favor. *Motion Carried.*

OLD BUSINESS: None

NEW BUSINESS:

Reorganization – Patti Gallagher made a motion that the Board stays as seated with the exception that Ed Dubroski be Secretary and will take the minutes, Jim Myers seconded and all in favor. *Motion Carried.*

Updated Draft Reserve Study – The Updated Draft Reserve Study was tabled.

Resolution Regarding Cleaning and Maintenance of Dryer Vents and Fireplaces/Chimneys – Jeff Sirot provided a new copy of the Resolution. Jeanne Dombrowski motioned to approve the Resolution, Patti Gallagher seconded and all in favor. *Motion Carried.*

Resolution Regarding Leasing of Units – Jeff Sirot provided the Resolution. Jim Meyers motioned to approve the Resolution, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

Resolution Regarding The Installation And Maintenance Of Satellite Dishes And Antennae – Jeff Sirot provided the Resolution, Patti Gallagher motioned to approve the Resolution, Jim Myers seconded and all in favor. *Motion Carried.*

Revised Resolution Regarding Yard Sales – Jeff Sirot provided the revised Resolution, Jim Myers moved to approve the Resolution, Patti Gallagher seconded and all in favor. *Motion Carried.*

Resolution Regarding Board Liaisons – Jeff Sirot provided the Resolution, Jeanne Dombrowski motioned to approve the Resolution, Jim Myers seconded and all in favor. *Motion Carried.*

Resolution Regarding Code of Conduct of Board of Trustees – Jeff Sirot provided the Resolution, Patti Gallagher motioned to approve the Resolution, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

71 Elm Terrace – LMS provided a proposal for the removal of 1 declining Austrian Pine in the amount of \$405.00 + tax. Jeanne Dombrowski motioned to approve the proposal, Jim Myers seconded and all in favor. *Motion Carried.*

31 Elm Terrace – LMS provided a proposal for the removal of 2 declining Austrian Pines including stumps, soil and seed in the amount of \$700.00 + tax. Patti Gallagher motioned to approve the proposal, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

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Tree Removal – Various Locations – LMS provided a proposal to remove dead White Pine, outside pool fencing, replace with White Pine 6 – 7', remove dead Elm on Case Blvd., remove all debris, flush cut stump to ground level, remove declining White Pine, on island across from 209 Spruce Court, flush cut stump to ground, remove all debris, in the amount of \$1,875.00 + tax. Patti Gallagher motioned to approve proposal, Jim Myers seconded and all in favor. *Motion Carried.*

2017 Nutsedge Application – LMS provided a proposal for the 2017 nutsedge application in the amount of \$8,800.00 + tax. Jeanne Dombrowski motioned to approve the proposal, Jim Myers seconded and all in favor. *Motion Carried.*

Tot Lot 2 Bridge Restoration – Advanced Dimensions Building Group provided a proposal for the Bridge Restoration in the amount of \$17,990.00. Jim Myers motioned to approve the proposal, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

Crack Filling, Sealcoating and Line Striping - Advanced Dimensions Building Group provided a proposal for the crack filling, sealcoating and line striping. Crack filling, sealcoating and line striping was tabled.

Lawn and Ground Maintenance/Snow Clearing Proposal – LMS provided a new 3-year proposal with no increase. Jim Myers motioned to accept the proposal, Patti Gallagher seconded and all in favor. *Motion Carried.*

Rezkom Enterprises – Rezkom provided a new 3-year proposal with no increase for 2018 and a \$34.67 increase for 2019 and 2020. Patti Gallagher motioned to accept the proposal, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

Premier Management Associates provided a new 3-year proposal with a 2 % increase each year. Jim Myers motioned to accept the proposal, Patti Gallagher seconded and all in favor. *Motion Carried.*

FINANCIAL: The most recent profit and loss statement was provided with the financial report.

HOMEOWNER FORUM: None

ADJOURNMENT: Open Session was adjourned at 8:30pm.

NEXT MEETING:

- The next meeting will be Wednesday, October 4, 2017 at 7:30pm in the office.

Prepared By:


Debbie Haraburda, Community Manager

Approved by:


Jeanne Dombrowski, President