

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

May 4, 2016

Open Session

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

PREMIER MANAGEMENT PRESENT:

Lori Kenyon, Vice President, Premier Management Associates
Jacqueline Hanlon, Community Manager

RESIDENTS PRESENT:

Scott Jordan, 11 Maple

CALL TO ORDER

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

MINUTES:

- Pat moved to approve the Minutes from last meeting, April 6, 2016, Jim seconded and all in favor, *Motion Carried*

OLD BUSINESS:

Sidewalk Project: Jacquie presented the invoice for payment. The Board suggested a walk-through of the entire project prior to paying final invoices as there were complaints regarding the concrete covering water caps and some driveway issues. Jacquie will schedule a walkthrough inspection with Keith and Manny.

2016 Pool Stickers: Jacquie advised that applications have been coming in steadily and pool stickers will be mailed to homeowners on May 15, 2016.

2016 Annual Election: A candidate profile was received from the homeowner at 15 Olive Court. We have three candidates running for three positions.

10 Elm Terrace – Daycare: Jeff Sirot spoke with the owners of 10 Elm Terrace. This matter is considered resolved and will be readdressed only if the need arises in the future.

2015 Audit: Pat made a motion to approve the audit, Jim seconded. All in Favor. *Motion Carried*

Pool Work: Jacquie presented the invoice from Aquatic Service for the crack-filling and resurfacing of the pool in the amount of \$15,000. This proposal was approved at a prior meeting and Jeanne signed the proposal. Jacquie will forward the signed proposal to Chip from Aquatic Services and schedule the work as soon as possible.

NEW BUSINESS:

Pond:

The Board voted via email to replace the burnt out motor for the pond. Jacquie presented the invoice from Clean-Flo for approval to pay 50% (\$4,213.74) upfront. Jim motioned to approve same, Pat seconded, all in favor. *Motion Carried*

Siding Replacement Project: Jacquie presented the proposal from FWH Associates. This matter was tabled until a later date.

Resolution Regarding Installation of Satellite Dishes: Jeff Sirot will review the resolutions to ensure they are enforceable.

Wayne Beitz – Damage to Vehicle: Jacquie will investigate response from Victoria and advise Jeff. Once investigated and information is forwarded to Jeff, he will advise how to proceed.

LEGAL: Legal was reviewed and approved by report of counsel.

FINANCIAL: The most recent financials will be forwarded to the Board upon receipt.

Homeowner Forum:

Scott Jordan inquired about an electrical box that had been knocked over on Case Boulevard. Jacquie advised that she had contacted JCP&L and will follow-up regarding same.

ADJOURNMENT: Open Session was adjourned at 7:38 pm

NEXT MEETING:

- The next meeting will be June 15, 2016 at 7:30 pm in the JP Case Middle School Cafeteria.

Prepared By:
Jacqueline Hanlon, CMCA
Community Manager

Approved by:
Jeanne Dombrowski, President