

# SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

November 2, 2016

Open Session

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## BOARD MEMBERS PRESENT:

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

## BOARD MEMBERS ABSENT:

Matthew Litterini, Treasurer

## OTHERS PRESENT:

Debbie Haraburda, Community Manager, Keith Smith, Principal,  
Daniel Heinkel, Esq., Curcio, Mirzaian, Sirot, LLC, Benjamin Curcio,  
Esq. Curcio, Mirzaian, Sirot, LLC., Dan Rush, FWH Associates, Mike  
Gattuso, Site Supervisor, Landscape Maintenance Services, Danny  
Gattuso, Vice President, Landscape Maintenance Services.

## RESIDENTS PRESENT:

Mary Alice Merk, Scott Jordan, Nancy Sponholtz, Sharon Hoffman,  
Lori Luthman, Jason Mackenzie, Joe Kane.

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## CALL TO ORDER

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

## MINUTES:

- Sandy Cafro moved to approve the Minutes from last meeting, October 5, 2016, Jim Meyers seconded and all in favor,  
*Motion Carried*

**OLD BUSINESS:** Jefco provided a proposal for metal basketball nets @\$24.00 each. Jim motioned to approve the proposal from Jefco, Patti seconded and all in favor. *Motion Carried.*

Curcio, Mirzaian, Sirot, LLC provided a new retainer proposal in the amount of \$12,000.00. Sandy motioned to approve the proposal, Jeanne seconded and all in favor. *Motion Carried.*

LMS provided a proposal for the stump removal at 405 Willow Court in the amount of \$150.00 + tax. Jeanne motioned to approve the proposal, Patti seconded and all in favor. *Motion Carried.*

LMS provided a proposal for the Dogwood drainage issue in the amount of \$9,340.00. After Danny and Michael Gattuso assured the Board that this was a permanent fix Jeanne motioned to approve the proposal, Jim seconded and all in favor. *Motion Carried.*

## NEW BUSINESS:

Debbie provided a proposal from One Call Now in the amount of \$2,405.12, and a proposal from Association Voice in the amount of \$1,488.00. The proposals were tabled.

Debbie provided the fall 2016 News Letter for Board review. Jeanne motioned to approve the fall 2016 News Letter with amended changes, Jim seconded and all in favor. *Motion Carried.*

The owner of 18 Hemlock Court wrote to the Board asking for an extension until April 2017 to make her driveway repairs. Jim motioned to approve the extension, Patti seconded and all in favor. *Motion Carried.*

MSI provided a proposal for the Meter Hut on Dogwood Circle in the amount of \$1,070.43 + tax. Sandy motioned to approve the proposal, Jeanne seconded and all in favor. *Motion Carried.*

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

## HOMEOWNER FORUM:

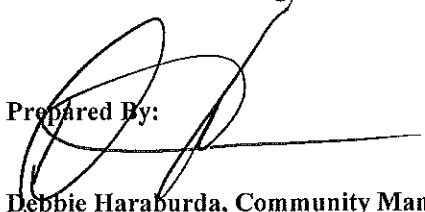
A home owner questioned the Board on purchasing properties that were foreclosed on. It was asked for LMS to weed wack around the decks and gas meters.

ADJOURNMENT: Open Session was adjourned at 8:40 pm

NEXT MEETING:

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

Prepared By:

  
Debbie Haraburda, Community Manager

Approved by:

  
Jeannie Dombrowski, President