

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

October 2, 2019

Open Session

BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President
Jim Myers, Vice-President
Daniel Dojlidko, Secretary
Greg Robinson, Trustee

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Bob Boyles, Associa Community Mgt.
Mimi Goossen, Associa Community Mgt.
Ellen Goodman, Esq.

RESIDENTS PRESENT: See attached Sign In Sheet (14 Homeowners)

CALL TO ORDER

- The Open Session was called to order at 7:01 pm. The above-noted individuals were in attendance.

INTRODUCTION OF NEW MANAGEMENT

- Bob Boyles, Regional Director and Mimi Goossen, Community Manager

MINUTES: Don Dojlidko motioned to approve the August 14, 2019 Open Session Minutes. Jeanne Dombrowski seconded and all in favor. *Motion Carried*

OLD BUSINESS:

- Board conducted an emergency meeting on September 19, 2019 to discuss ratification of 7 candidates for annual meeting election. Jeanne Dombrowski made a motion to approve ratification. Jim Myers seconded and all in favor. *Motion Carried*

NEW BUSINESS:

- Community Yard Sale will be held October 25 – 27, 2019
- Status of street light outages on Willow and Larch – All lights have been repaired except one on Larch. Respective Condominium Associations are responsible for making the repairs.
- Fence Gate Locks – Temporarily the gate locks have been modified to open without a key. Jeanne Dombrowski motioned to approve the York Fence quote to replace the gate locks with a key entry/push bar exit. Greg Robinson seconded and all in favor. *Motion Carried*
- Trash/Recycling – Three (3) bids have been received and will be forwarded to the Trash/Recycling committee for review. Recommendations will be made to the Board by October 16, 2019.

FINANCIALS:

- Jim Myers reviewed the Treasurer's Report as of August 31, 2019.

HOMEOWNER FORUM:

- Homeowner raised concerns about confusion of how to separate trash/recycling. Mgt. confirmed plastic bags not required for 32- or 64-Gallon recycling containers. Small plastic bags are requested by the vendor for 96 Gallon containers. A flyer for recycling and a reminder on how to dispose of recycling will be posted on TownSq.
- A Homeowner from Apple Court indicated street lights #5 & #6 are not working. Board recommended they contact their Association representative.
- The Master Board will be scheduling a meeting with the four (4) Condominium Presidents to clarify the role of the Master Association.
- A Homeowner wanted clarification on open board seat. Ellen Goodman indicated the Board will fill the position after the upcoming election.

- Homeowner at 13 Hemlock would like to have trees replaced in common area.
- A Homeowner wanted clarification on election process. Ellen Goodman explained the election is still in process and no one is aware of the results except 6 people – 3 Associa representatives, 2 Community Inspectors and 1 Attorney. A second mailing will be sent with the 7 candidates once a meeting date/location has been confirmed.

ADJOURNMENT: Open Session was adjourned at 7:47 pm.

NEXT MEETING:

- The next meeting will be Wednesday, November 6, 2019 7:00 pm

Prepared By:

Approved by:

Mimi Goossen, Community Manager

Jeanne Dombrowski, President