

**SUN RIDGE OWNERS ASSOCIATION**

Board of Trustees Meeting

September 2, 2015

Open Session

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**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Martin Hirschhorn, Trustee

**PREMIER MANAGEMENT PRESENT:**

Victoria Miller, Community Manager

**LEGAL PRESENT:**

Jeff Sirot, Esq.

**RESIDENTS PRESENT:**

Matthew Litterini,

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**CALL TO ORDER**

- The Open Session was called to order at 7:35pm The above-noted individuals were in attendance.

**MINUTES:**

- Jim moved to approve the Minutes from last meeting, August 5, 2015, Pat seconded and all in favor, *Motion Carried*

**OLD BUSINESS:** Pat moved to appoint Matthew Litterini to the open Board position as treasurer, Jim seconded and all in favor.  
*Motion Carried*

**NEW BUSINESS:**

Jim moved to accept the Falcon Engineering Proposal for concrete assessment/repairs for \$ 5,425.00, Matt Seconded and all in favor.  
*Motion Carried*

Pat moved to accept proposal from LMS on stump removal (14) from past removals and the newest batch for \$4,000.00, Matt seconded, all in favor. *Motion Carried*

*The Board tabled the revised proposal for further removal pending another revision after a continued period of hot and dry weather.*

Jim moved to accept proposal from Aquatic Services for pool closing for \$ 1,822.45, Matt seconded and all in favor. *Motion Carried*

Jeanne motioned to move the Sun Ridge Legal representation with Jeff Sirot to his new firm, Pat seconded and all in favor. *Motion Carried.*

The Board was signed a new retainer agreement with Curcio, Mirzaian & Sirot, LLC.

**FINANCIAL:**

- The most recent profit and loss statement was provided as financial report.

**Homeowner Forum – No Owners Present**

**ADJOURNMENT:** Open Session was adjourned at 7:50pm

**NEXT MEETING:**

- The next meeting will be Wednesday October 7, 2015 at 7:30pm in the Office.

Prepared By:

  
Victoria Miller, CMCA

Community Manager

Approved by:

  
Jeanne Mulherin Dombrowski, President