

Sunshine Estates Annual Meeting



Date: February 25, 2018
Location: Cheat Lake Community Church
Present: Refer to Sign In Sheet- **{25 households were represented}**

Meeting called to order at 7:04 pm by President, Julia DeVincent. Mr. and Mrs. Dunn had made a last minute request to join the HOA meeting in order to discuss a contract allowing access to their family cemetery which borders on Sunshine Estates property on 114 Solar Drive and 400 Corona Drive.

Previous Treasurer, Linda Carson had drawn up the original contract and the Dunns were anxious to have the opportunity to discuss any issues or concerns with the HOA so that they could proceed with installing proper access to their property for the use of an exit route for graveside services. The contract was reviewed to the members present by Linda Carson. Dan Waitz made a motion to accept the contract and Bob Mancino seconded the motion. The vote was unanimous to accept the contract.

Dan Waitz made a motion to waive the reading of the 2017 Annual Meeting minutes along with the Quorum Meeting minutes from 2017. Bob Mancino seconded the motion. The vote was unanimous to waive the reading.

Reports:

Treasurer:

Diana Canale of Bookwise gave an overview of the HOA's Profit & Loss for 2017 and then reviewed the Balance Sheet and the proposed 2018 Budget. We will add a line item to include the potential cost for further road repairs once we have more money saved up in the summer or early fall. We will also add more money for the Social Committee under Miscellaneous for an Easter Egg Hunt and Community Cookout. Copies of all the above are available.

Street Rep. Reports:

Corona/Solar-Given via email from Brenda Aldridge. She reports that 406 Corona which is owned by Fannie Mae Corp. was under contract, but recently has been relisted and the price was dropped. She also reported that 108 Solar Drive is under contract and should be closing this month. Linda Carson who owns this property confirmed that the home is set to close this week.

Meteor-Bob Stevens and Chad Mezera report that there are some areas that still need attention with potholes. Mrs. Locklar from 518 Meteor Drive reports that she is having drainage issues due to clogged lines and a need for leaves to be cleared out.

Aurora-Dan Waitz and Kelly Watkins report that people are still using high rates of speed through the neighborhood. We discussed the possibility of speed bumps or purchasing 15 MPH signs. Mr. Holsberry not in favor of speed bumps. President will check on cost of MPH signs.

Eclipse-Mark Tennant had no new information to report, but discussed the road situation. Road along side of 513 Meteor Drive and in front of 601 Eclipse and road in front of and beside of 618 Eclipse Drive are all in very poor repair and will need looked at for next set of repairs.

Old Business:

Snow Removal- President showed a copy of Flawless Landscaping Contract for Snow Removal. Price per plow is \$130 and price per treatment is \$130. No new proposals for contracts were submitted to Board. Bob Mancino made a motion to continue using Flawless for Snow Removal. Dan Waitz seconded the motion. Motion carried unanimously.

Dues- Discussion was opened by President. Do we keep the current \$900 per year dues with a projected annual savings of \$32,000.00 after all other expenses are paid in order to save for continued **"Sectional Road and Drainage Repairs"** or do we drop the due to cover projected cost to run HOA and then use a Special Assessment of upwards of at least \$5,000.00 to \$7,000.00 to attempt to have entire neighborhood done at once? Many pros and cons for both were discussed. Linda Carson made a motion to keep dues at current \$900 per year in order to save for repairs. Troi Locklear seconded the motion. Motion carried unanimously. Dues remain the same.

Social Committee- Current Volunteer, Lynn Morris spoke about the past Easter Egg Hunt and how well it went, but that it was a great deal of work and that she did not turn in any receipts and basically did the event with her own funds and some donations from a few homeowners in order to fill plastic eggs. She talked of her frustration with attempting to do the block party and wanted to know which events people really wanted? She also asked for another volunteer to take over the committee. Kelly Watkins volunteered and said that Tricia Shaffer would be assisting her.

Members present discussed the need to keep the Annual Easter Egg Hunt, Community Cookout and possibly the Community Yard Sale but delete the Halloween Party and Ice Cream Social.

Covenants-Eclipse Drive Representative Mark Tennant contacted a friend who is an Attorney, Roger Cutright and discussed the issues that the HOA has regarding our old outdated Covenants and Restrictions that were originally made for a Trailer Park called Skyline Village. Roger encouraged Mark to talk to the HOA about coming up with "key points" to have covered that will better serve our neighborhood and then we could pass it on to him and he could give us an estimated cost to develop our new Covenants and Restrictions. The HOA will also need to pay a retainer fee to the Attorney in order to have these drawn up and then recorded.

Members present discussed the enormous task of the HOA trying to rectify these old Covenants on our own and due to the past 15 years or so of attempting to get committees together to tackle such a job, it has not proven successful. Each change would then need voted on by the homeowners and this would be an endless job. All members present agreed that it is better to work on “key points” and then take them to Roger and allow him to develop our new Covenants.

We discussed how we would go about this and Ed Harmon made a motion that we use the Attorney, Julia DeVincent seconded the motion. Vote carried unanimously. Julia DeVincent will send out an email in the near future to ask for suggestions on the “key points”. She will schedule a future meeting in April to get anyone who would like to get together and finalize these “key points” before passing them on to Roger Cutwright.

New Business:

New Board Members-Floor was opened by current President to accept nominations for each Board Position. President reminded members present that each position is entirely voluntary and that there are no “perks or privileges” beyond the normal homeowner and that each position is very time consuming and should be considered carefully.

President-One nomination=Julia DeVincent, accepted by DeVincent.

Vice President-One nomination=Bob Stevens, accepted by Stevens.

Secretary-One nomination=Samantha Hansen-Knight, accepted by Hansen-Knight. **(via proxy)**

Treasurer- {With limited duties to work with Bookkeeper}-One nomination=Bob Mancino, accepted by Mancino.

Sergeant At Arms-One nomination=Chad Mezera, accepted by Mezera.

Webmaster-One nomination=Michael LeMasters, accepted by LeMasters.

Floor opened for discussion. No discussion. Dan Waitz made a motion to vote on nominations. Troi Locklear seconded the motion. Vote carried unanimously.

New Street Representatives:

Eclipse-One nomination=Mark Tennant, accepted by Tennant.

Corona & Solar-One nomination=Brenda Aldridge, accepted by Aldridge. **(via proxy)**

Meteor-Two nominations=Chad Mezera & Bob Stevens, accepted by both.

Aurora-Three nominations=Dan Waitz, Kelly Watkins & Tricia Shaffer, accepted by all. **(Shaffer via Watkins proxy)**

Floor opened for discussion. No discussion. Bob Stevens made the motion to vote on nominations. Bob Mancino seconded the motion. Vote carried unanimously.

Discussion of Specific Covenant and Restriction pages 13-14 & 16, section (b), (f), & (t) “Homeowners Obligation to keep lots in good order and repair and have NO items that are NOT permitted on the lot, along with enforcement of such violations.

President begins discussion by reading the above Restrictions. DeVincent has received many phone call complaints from homeowners wishing to remain anonymous about several homes who are in direct violation with “keeping property in good repair”.

Floor opened for discussion on how to rectify such homes. Members present decide that a letter should be sent to each home in violation. Examples of violation but not limited to would be...

**Broken down vehicles in yard.*

**Trash around yard*

**Storage of building materials or any other materials in front, on the side of or in the back of the home in plain sight.*

**Dead landscaping*

**Old broken toys, such as basketball hoops laying in yards.*

Members discussed what would be fair in order to help neighbors have time to clean up before issuing a fine for such violations.

It was agreed upon by all present that a letter would be issued giving each homeowner a list of resources that may be of assistance in getting their properties back in good repair and to give them 60 days before issuing them with a fine.

President to compose letters on behalf of the HOA and give them a list of resources to assist with cleaning up their properties. If this doesn't work, each homeowner could be subject to a fine for violation of current restrictions of the Covenants.

Community Garbage Removal Services- President opened discussion regarding current garbage removal company, Republic Services. This agency has been neglectful several times in the past and the community has had issues with their services. DeVincent proposed that homeowners may want to check into a new service through Morgantown Disposal, Uniontown, PA. The cost is \$49.50 per quarter and they do recycling every two weeks. Julia DeVincent will send out an email with this information to all the homeowners.

Julia DeVincent will also attempt to make the initial call to Morgantown Disposal in order to gather any more details about the switching of companies.

Floor opened for discussions. No further discussions. Mark Tennant made a motion to adjourn the meeting. Chad Mezra seconded the motion. Vote carried unanimously. **Meeting adjourned at 8:46pm.**

Respectfully Submitted.

Julia DeVincent, HOA President

