



Sunshine Estates Annual HOA Meeting Minutes

Meeting date: October 03, 2021
Time: 4:00 pm
Location: DeVincent field

Meeting called to order at 4:05 pm by the president, Julia DeVincent. There were 20 households represented at this meeting. Please refer to Sign-In. The reading of last year's minutes was waived and agreed upon by all present.

A Financial Report was given by the vice president, Bob Stevens, via the information provided from "Bookwise Bookkeeping Services". All homeowners were provided a copy of the current balance sheet, aging summary, and 2022 budget.

A recommendation was made by the homeowner, Todd Mullins, to look at the proposed snow removal allotment compared to the actual dollar amount spent in 2020. His recommendation was to raise the dollar amount. All present agreed. The snow removal amount was raised to \$10,000.00. Please see the updated 2022 budget.

Road Repairs were discussed, and the president shared a recent quote from Barry, who did drainage and fixed existing issues in parts of the neighborhood with concrete. The estimate was for just below the gravel Eclipse road down to the end of Amanda Tennant and Tracy Lemley's driveway area on Eclipse, up around the front of Amanda and Tracy's house, stopping at the lower driveway of Mark Tennant's home on Eclipse Drive. The cost was roughly \$80,000.00. All present agreed that this was too much to consider at this time. We all agreed to have a group purchase pothole fill, rent a tamper, and use our own manpower to fix some of the most necessary areas.

Housekeeping of properties was next discussed. A letter will be composed to remind homeowners that no unlicensed vehicles, trash, or overgrown landscaping should be on the owner's property and that if anyone needs assistance with removing such items, they can contact the Board for help.

Discussion regarding covenants and vice president, Bob Stevens, has been in contact with Attorney Michael Simms. Mike gave Bob Attorney Jeff Arnett who would

be willing to help us with redoing our covenants to resemble the ones that his HOA uses. Refer to the "New Castle Drive" declaration. All present agreed that the president will send this out to all homeowners to look at and make suggestions by Nov. 15th. We all agreed to hire an attorney when we are ready to have a more workable document designed for our development.

Topics voted on:

1. New HOA Board Members

President- {One nominated and accepted unanimously} Julia DeVincent

Vice President- {One nominated and accepted unanimously} Bob Stevens

Secretary- {One nominated and accepted unanimously} Tricia Shaffer

Treasurer- (Works with Bookwise) {One nominated and accepted unanimously}

Bob Mancino

Sgt. At Arms- {One nominated and accepted unanimously} Amanda Tennant

Webmaster- {One nominated and accepted unanimously} Michael LeMasters

Special Projects Manager- {One nominated and accepted unanimously} Chad Mezera

Street Representatives- Eclipse- John Phillips Solar & Corona- Brenda

Aldridge Meteor- Troi Locklar Aurora- Kolbi & Erica Phillips

2. Annual Dues return to \$900 vs. \$600

This was unanimously not approved. Dues will remain \$600 per year in light of the pandemic and how it has touched families with financial hardships.

Open Discussion:

Questions arose regarding the homeowners who are severely past due on paying HOA Dues. Bookwise has placed a lien against properties.

Brenda Aldridge informed those present about the new "mail policy" and how mailing items will be taking much longer to get to their destination and how using a direct line to pay HOA fees would be the best so that people are not being charged late fees due to mail.

Each homeowner can set up "Bill Pay" through their individual banks to get this done. The HOA bank doesn't have this option to pay them electronically, so you will need to have a personal bank do it for you.

Meeting adjourned at 5:30 pm