

Sunshine Estates Annual HOA Meeting Agenda

Date: Sunday, 10/08/23 @ 4PM

Location: 637 Eclipse Drive field

1. Call to order/Roll Call

- a. Meeting called to order at 4:01pm
- b. Refer to sign in sheet for attendance
- c. 20 houses represented (out of 50) –in person and via proxy
- d. Went around the circle, everyone introduced themselves

2. Reading of Last Year's minutes

3. Board Reports

- a. **Treasurer**
 - i. Financial reports distributed via email, no paper copies
- b. **Special Committees-Roads, Street Liaisons**
 - i. Nothing to report

4. Old Business:

a. Outstanding debt - How it's being resolved

- i. Reviewed financial report – there is over \$12,000 outstanding in delinquent dues
- ii. The largest and longest standing delinquencies have liens on their properties
- iii. Julia has attempted communication with those in arrears, with no response or acknowledgement
- iv. Please communicate any ideas you may have on how to encourage these neighbors to bring their dues balance current

b. Covenants/Restrictions

- i. Mentioned scheduling of annual meeting moved from what is prescribed in Covenants due to bad weather in January; has been in October for several years
- ii. Discussed that these are outdated, no volunteers for a committee to lead updates
- iii. Question was raised if it was possible to obtain a “standard” set of covenants to start from – discussion ensued that we have looked into this in the past, not available. Have also worked with attorneys and have gotten no where yet.

5. New Business:

a. Nominations for New Board

b. Nominations for New Committees (St Reps etc)

c. Roads

- i. President asked how everyone was feeling about the new roads – feedback was split
- ii. There are still known drainage issues
 1. Residents instructed to identify specific areas of concern and bring them to the board; stating “there are drainage issues” is not actionable
- iii. One resident mentioned that they are not happy their money went to this
- iv. Housing values have increased due to the paving

- v. Water coming up through the pavement near our entrance sign was mentioned – this was confirmed in the past to be a natural spring

d. Dues

- i. Currently \$720 per year (\$60 per month)
- ii. One suggestion to raise to \$800 per year to “split the difference” between current amount and original amount
- iii. Discussed outgoing funds exceeds current income per year and we will be utilizing reserve to make up the difference on a yearly basis
- iv. Suggestion was made to raise dues to \$70 per month; if everyone in neighborhood paid dues on time, this would cover the estimated yearly expenses

e. Flawless for Snow Removal

- i. No suggestions for new Snow Removal representative
- ii. If anyone would like to see this change, obtain and provide estimates for the Board to vote on in the future

f. Special Events

- i. No volunteers

g. (Complaints of speeders)

- i. If you see someone speeding, email Julia. Julia will give them a courtesy call requesting that they (or their children or their visitors) observe and respect the speed limit within the neighborhood
- ii. If you observe a delivery person speeding, take action – talk to them, call their business, etc.
- iii. Discussion on changing the speed limit – those in attendance did not feel changing the speed limit was necessary

6. Open Forum Discussion:

- a. Dusk to Dawn Lights – if there is a dusk to dawn light that is not operational near your house, please call Mon Power
 - i. If they are not fixed in a timely manner, start a phone chain for multiple phone calls to Mon Power
 - ii. Will Watkins mentioned that Mon Power oversight is First Energy out of Ohio and we can call them if needed to get the situation resolved
 - iii. HOA pays for these lights
- b. Trick or Treat – October 31, 2023 6-7:30pm
 - i. If you do not wish to participate, please leave your porch light extinguished
- c. Property upkeep
 - i. Please respect your neighbors and keep your property clean and properly maintained
- d. There is rumor of a bear and cub being seen in the neighborhood – please be aware and safe
 - i. Reminder to NOT feed wildlife
- e. A small “Sunshine Estates” sign was provided to be displayed at the end of Solar Dr or somewhere on Jeff Hayden Rd in order to prevent miscommunication of directions into

the neighborhood by traveling further onto Jeff Hayden Road past the entrance to Solar Dr

- f. Two “Dead End” signs were provided to prevent excess traffic and turn-arounds on the two dead end streets within the neighborhood
 - g. Suggestion was made to install a “Solar Drive” road sign
- 7. Vote:**
- a. Board nominations**
 - i. Prior Board representatives were all nominated, seconded and voted back into office. No change.
 - b. Committee nominations**
 - i. Prior street representatives were all nominated, seconded and voted back into office. No change.
 - ii. No additional committees formed
 - c. Dues for 2024**
 - i. Voted to keep dues at \$720 for 2024
 - ii. It is understood that dues will need to increase in the future to meet annual expenditures and avoid draining the reserve
- 8. Adjournment**
- a. Meeting adjourned at 5:23pm