

20241006 HOA Annual Meeting

Sunshine Estates HOA Annual Homeowners Meeting

Date: Sunday, October 6, 2024

Time: 4:00pm

Location: Devincent Field

This meeting will be recorded for purpose of developing minutes.
No objections heard.

Financials

Financial reports were provided via email prior to the meeting.

Skipped reading the reports line by line

Any legitimate questions?

Julia thanked everyone for being supportive of the board's volunteer positions

Elections

Julia is resigning as president, will not consider anything else on the board but will continue to be supportive of the board and would be happy to be a street rep.

Hand this over to the next president, vote him in, and let him lead this meeting.

Jump right into voting.

President

Call for Nominations

Nominations Received:

Bob Stevens

2nd and 3rd received

No other nominations

No opposition

Bob Stevens is the President

Vice President

Call for Nominations

Nominations Received:

Troi Locklar

2nd and 3rd received

No other nominations

No opposition

Troi Locklar is the Vice President

Treasurer

(Finances are taken care of through Bookwise Bookkeeping Services. The HOA Treasurer is a figure head. Responsibilities include: going to the po box, pick up checks, drop off at Bookwise, work in coordination with Bookwise)

Call for Nominations

Nominations Received:

Michelle Kunkle - conflict of interest

Bryan Kunkle

2nd and 3rd received

No other nominations

No opposition

Bryan Kunkle is the Treasurer

Secretary

Call for Nominations

Nominations Received:

Tricia Shaffer

2nd and 3rd received

No other nominations

No opposition

Tricia Shaffer is the Secretary

Sargeant at Arms

Call for Nominations

Nominations Received:

Jeff Devincent - declined

Patrick Foust

2nd and 3rd received

No other nominations

No opposition

Patrick Foust is the Sargeant at Arms

Head of Special Projects

(Duties include road projects, mailbox projects, etc.)

Call for Nominations

Nominations Received:

Wayne Aquadro

2nd and 3rd received

No other nominations

No opposition

Wayne Aquadro is the Head of Special Projects

Webmaster

Call for Nominations

Nominations Received:

Michael Lemasters

2nd and 3rd received

No other nominations

No opposition

Michael Lemasters is the Webmaster.

Street Representatives

Aurora - Kelly Watkins

Corona/Solar - Brenda Aldridge

Meteor - Chad Mezera

Eclipse - Julia Devinent

Special Events Committee

Kelly Watkins

Janna Layton

Julia DeVincent

Topics for Discussion:

Delinquent Dues

Bob – Have only a couple/few bad behavers in the dues. Trying to figure that out. Board is limited on how to rectify that. Goal going forward is trying to get that rectified. By and large, most are good.

Julia - those who are severely behind, have a lien against their homes and are incurring fees and letters monthly. We are in a good position, but could be in a much better position if those in arrears come current. Don't know if there is anything that can be done short of collecting when they sell their homes but there are no signs of them selling.

Troi - there is not much else we can do

Julia - if we take them to small claims, it's a lot more cost on us and creates strife. Fact is everyone chose to live here and they need to at least make good faith payments towards getting current, even if it is a small (i.e. \$25/month) amount

We have some bad eggs, let's do what we can for the people who want to pay dues and keep the neighborhood nice... vs wasting additional resources on the few people we can't do anything about.

No one has a right to not pay dues.

Covenants

Troi introduced the topic.

The big issues we've had since she's been here is the covenants.

Troi has taken that on - researched several local neighborhoods, their covenants are almost identical to the ones we have. We need to do away with the Skyline Trailer Park and the "21 years" item.

They won't go away unless we make them go away. They were originally constructed for a trailer park.

Jimmy Tennant brought up the point that per the covenants, every house past his is illegal according to the covenants, size wise (i.e., current covenants state that the dwelling cannot exceed 25% of the lot size).

Troi - behind the trailer on Corona, there is going to be something built there (a tiny house). Lot is owned by Rod Smith, there are no dues coming from that lot.

Discussion continued

We are supposed to abide by the covenants, but they are difficult to enforce.

Troi created a letter and form - asking street reps to pass them out and get them back to her by 10/18. The letter to the owners asks what restrictions do you want to see and what restrictions do you want to see abolished?

Discussion on past failed attempts at updating the covenants.

Suggestion to check with WVU law school to see if anyone there is interested in this project and would be willing to help.

Current covenants are posted on our website. And we have a word document. Both are available.

Housekeeping

Be mindful of lawns - keep them groomed, no garbage. We do have 2 garbage services here. Put your garbage out the night before and bring your cans back to your house. If you're out of town, just ask someone to bring them back to your house for you.

Vehicles - don't have unlicensed vehicles all over your lot. Keep them put away somewhere, not on yards.

Try to upkeep your shrubs and trees, etc.

There is no provision for yard waste. Special projects can look into that, especially for homeowners using Morgantown Disposal - Republic will take it.

If you're going to burn, check burn laws first.

First Thursday of the month - free at dump

Call Morgantown Disposal to take other things (large items), they will charge you \$20-\$25

Other topics

In addition to dead end signs... there are a lot of children, we should put up more children at play signs.

Speeding is an issue - let's look at getting portable or removable speed bumps. The only way you can stop it is to put an impediment in front of them.

New idea proposed - with number of kids in the area, if there was community property, could we figure out how to put in a nice swingset and have a place for parents to congregate

Julia - the liability on something like that is prohibitive.

Request to have Halloween (Trick or Treat) on a Friday or Saturday. Mentioned that the kids that live along snake hill are brought to our neighborhood. We have always tried to align with what Morgantown does. Bob will put it out to the group.

Heard arguments for and against moving it to a weekend.

An initial vote by households represented at the meeting supported a decision to move Trick or Treat to 7:30pm on 11/1, however, the SEHOA board conducted a development-wide vote via a web poll since less than 50% of households were able to vote initially. Ultimately the broader vote supported leaving Trick-or-Treat on 10/31 (Halloween evening).

The section of concrete at the top of Corona is deteriorating rapidly and will need to be replaced, should be added to special projects for spring.