THE VILLAS AT SUNRISE CREEK HOMEOWNERS ASSOCIATION, INC

ANNUAL MEMBERSHIP MEETING MINUTES

May 16, 2023 at 10:00 AM

Location: Montrose County Library

Call to order, Introductions & Determination of a Quorum

Board members in attendance were Jack Petruccelli, Jerry Weaver and Janet Samples (via Zoom) 12 lot owners were also present, and 1 owner attended via Zoom. RaeAnne Hadley also attended, representing Source HOA. Michael Hoffman a real estate attorney, and Sharon Porter, a real estate agent, attended to present information regarding Sunrise Creek II. Having 15 lots represented, the quorum requirements for the meeting were met. Jack called the meeting to order at 10:07 AM. Jack asked members to introduce themselves and what lots they owned.

Directors

Jack discussed the need for another board member to replace Janet Samples with Source HOA, who had filled in temporarily. Jack nominated Joe DeLorenzo to serve on the board. Joe accepted the nomination. Jerry seconded, and the motion passed unanimously. Jack thanked Janet for her work and service for the board. Jack nominated Tami Boggan to be on the DRB committee and asked for other volunteers. Nancy Hanson volunteered to be on the DRB committee. All approved.

Termination of the original/historic Sunrise Creek HOA

Michael Hoffman and Sharon Porter discussed the proposed plan to dissolve the original HOA Sunrise Creek II, referred to in the meeting as the "ghost HOA", which was established in 1998. Michael, Sharon, and Jack answered questions from members on how it would affect The Villas at Sunrise Creek.

2023-2024 Budget

Jack discussed the need to increase dues to cover the rising costs of maintenance and vendors. The assessment dues cover the yard mowing, irrigation water and snow removal. Jerry Weaver explained that Montrose experienced a heavier snowfall than normal, and the vendor was not consistent in the snow removal, or the cost. Jerry explained they are working on finding a more affordable vendor who will be consistent. Jack explained that original builders did not have to pay dues last year but will be paying dues this year. Jack and Jerry answered questions from members. With no further discussion, Jack Petruccelli moved to ratify the budget as presented; Jerry Weaver seconded. One member voted to veto the budget. 12 members approved and the budget was ratified.

Paying Through the Portal

RaeAnne Hadley explained that members should pay through the portal and any processing fees can be avoided if members pay with a checking account. She explained that notifications, announcements, and documents shared with members will all be done through the portal.

Open Discussion Items

A question was presented on who was responsible for the weeds in the street. Jack explained that the streets are the City's responsibility, but the HOA should probably take care of the weeds. A question regarding the arroyo and how to access the walking path. Jack and Jerry explained where the walking path is and how to access it. A question was asked about better communication for snow removal. RaeAnne explained that it was difficult to provide proper communication with the HOA because the vendor wasn't communicating. RaeAnne suggested a volunteer to communicate with members and the vendor. Beverly DeLorenzo volunteered and asked RaeAnne to contact her when a snow vendor was found. Jack clarified the discussion regarding the ghost HOA, that he is in favor of the dissolution of the old HOA. Jack explained that he invited the Walden Townhomes to join the Villas of Sunrise Creek HOA, but there has been no further discussion on the matter. A question was presented if the HOA would merge with the Market Street HOAs, and Jack clarified that the Villas of Sunrise Creek would not merge with that HOA.

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Meeting Adjournment
The meeting was adjourned at 11:27 AM by Jack Petruccelli.

Respectfully Submitted by RaeAnne Hadley, Association Manager, Source HOA

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