The Villas at Sunrise Creek Homeowners Association, Inc.
Annual Membership Meeting Minutes
March 23, 2024, at 1 p.m.
Location: Montrose Regional Library

Call to Order, Introduction and Determination of a Quorum

Board Member in attendance was Nancy Hanson-Kipers, 14 lot owners were also present. Having 17 lots represented, the quorum requirements for the meeting were met. Nancy called the meeting to order at 1 p.m. and asked the members to introduce themselves and what lots they owned.

Directors

Nancy discussed the need for two new members to replace Jack Petrucelli and Joe DeLorenzo. Aaron Renner and Beth Bowers stepped forward and volunteered. The new members were approved.

2023 and 2024 Budget.

Per the By-laws of the Association, the annual meeting should be held the third week in March and the fiscal year shall be the calendar year.

The budget approved at the last annual meeting was for the period: June 1, 2023, through May 31, 2024; therefor to get on the correct calendar/fiscal year a budget for 7 months was presented. The period would run from June 1, 2024, through December 31, 2024. Some items discussed on the budget were insurance, snow removal and reserves.

Insurance now covers the alley behind the homes on Hillcrest and the first two houses on Walden Dr. All four lots end before the alley way and is currently owned by the HOA. It was mentioned that liability on the alley way (for the remaining homes that back up to the alley) might be the responsibility of the HOA if it is so noted on the deeds to those houses. Further research needs to be done.

Snow removal was discussed and asked why removal at 1". Homeowners that face north will have ice if not removed quickly. Allscapers, the current snow contract calls for removal at 1". A thank you was given to Beverly DeLorenzo for being the snow contact person this snow season.

Reserves Contribution was talked about and raised.

All lot owners are current on their assessment payments.

The By-laws require that 90% of the revenues raised through assessments must be spend that fiscal year, the dues were suggested to be lowered to $150 mo. At the current level ($200), the threshold (90%) would be exceeded.

Andy Slee moved to ratify the budget (June 1 through December 31) as proposed, reducing the dues from $200/mo. to $150. Aaron Renner seconded, and it was unanimous. The $150 monthly assessment will run from June 1, 2024, through December 31, 2024.

To close out the odd year June 1, 2023, through May 31, 2024, financials will be sent out to the homeowners.

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Open Discussion Items

The Architectural Review Board needs a new member and Yolly Rizzo graciously volunteered. The ARB consists of Tami Boggan, Yolly Rizzo and Nancy Hanson-Kipers.
The Declarations of the Association need to be amended to include the 13 new houses plus the 8 original lots filed with the county in May 2019. Jack Petrucelli was approached by Nany Hanson-Kipers about the amendment, and he said he would take care of it: follow-up needs to be done to see if completed.

There was a discussion of how to control the weeds in the rock areas. The Board will look at getting a bid to handle spraying those areas.

It was mentioned that the four townhomes on the corner of Hillcrest and Walden Dr. have formed their own enclave.

Meeting Adjournment

The meeting was adjourned by Nancy Hanson-Kipers at 2:06 p.m.

Respectfully submitted by Nancy Hanson-Kipers with notes of the meeting taken by Karen Moore

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