



THESE MINUTES ARE A DRAFT AND MAY BE APPROVED AND/OR MODIFIED AT THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS.

MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS OF: THE ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK CONDOMINIUMS

LOCATION: Zoom Meeting held at remote locations
DATE: 10/06/2022
CALLED TO ORDER: 05:05 pm
QUORUM PRESENT: Yes

ATTENDEES (Board Members Bolded)

Tamara Mills- Chair	Beth Vanhorn
Susan Lowry – Vice Chair	
Danna Carlson – Secretary	
Mike Grebenc - Director	
Mark Vandervest - FSRE	
Cindy Vandervest – FSRE	
Sunny Arruda - FSRE	

OWNER’S FORUM

No questions from Owners

NOTE: Unless noted differently, all Board decisions contained in the minutes of the meeting received a motion, a second to the motion, additional discussion, if any, and a vote of a quorum of the Board of Directors.

OPENING BUSINESS

Agenda approved unanimously

Minutes from July 14, 2022 were approved unanimously as written



FINANCIAL REPORT

Financials as of 08/31/2022:

§ Total operating funds:	\$ 75,564.44	including pending EFTs.
§ Total reserve funds:	\$ 216,268.84	
§ Total cash assets:	\$ 291,833.28	
§ Total YTD income:	\$ 144,666.00	
§ Total YTD expenses:	\$ 116,969.59	including \$27,341.47 of Reserve expenses.
§ Budget vs. Actual <u>Income</u> :	79.96%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	58.29%	paid YTD incl. 41.45% of Reserve expenses
§ Total delinquencies:	\$ 123.20	One account 0-30 days.

Financials as of 9/30/2022:

§ Total operating funds:	\$ 81,505.39	including pending EFTs.
§ Total reserve funds:	\$ 216,268.84	
§ Total cash assets:	\$ 297,774.23	
§ Total YTD income:	\$ 161,476.37	
§ Total YTD expenses:	\$ 127,839.01	including \$27,341.47 of Reserve expenses.
§ Budget vs. Actual <u>Income</u> :	82.86%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	60.76%	paid YTD incl. 41.45% of Reserve expenses
§ Total delinquencies:	\$ 200.00	One account 0-30 days.

Please review the expense reports for each reported period as that will be the best way for the Board to be aware of the actual monthly expenditures and corresponding work that has been performed on the property since the last financial statement report. Please do not hesitate to contact management if you have any questions.

MANAGER'S REPORT

1. Pool & spa are closed for the season and the pool cover will go on in the next few weeks.
 - a. The pool resurfacing turned out really well and looks great.
2. Pool light repaired – reported the light is working at night now.
3. Parking lot striping completed
4. Basketball lines painted
5. Handicap Spaces painted
6. Tree & bush pruning in community (Tree removed that was leaning on unit #8 balcony)
7. Security Cameras re-synch, playground camera will be checked as it does not seem to be working.
8. Rotten siding repairs at building 10690 (in progress)
9. Spot dryer vent cleanings performed as needed.
10. Garbage: onsite trash management is ongoing.
11. Lighting: maintenance is ongoing.
12. BBQ grill was donated to the community by FRESH START. It is used, but in much better condition than the previous grill. FRESH START will pick up a cover for it.



ADMINISTRATION

1. Violations (since last meeting):

For informational purpose:

- a. 9/13/2022: Patio (Barbeque) Violation

2. Homeowner Correspondence and Administration

For informational purpose:

- a. Garbage cubicles secured? Fresh Start will check with Waste Management to find out what options they have for communities.
- b. Locking the dumpster cubicles could lead to people tossing bags over the fence rather than unlocking the gate and how does WM pickup from a locked cubicle?

3. Correspondence for Board Review

Board action requested: None

OLD BUSINESS

Siding & Rot at Building 10690

- Repairs to siding are scheduled for the end of October now.
- Extensive damage to the building was discovered behind the siding due to a long-term infestation of Carpenter Ants. The ants attracted the woodpeckers causing the damage to the siding.
- Western Exterminators have begun treating all buildings for Carpenter ants and treatment will be ongoing.
- When the building is completed, the remaining buildings will be assessed for ant damage and scheduled for repairs.

NEW BUSINESS

2023 Proposed Budget & 2022 Reserve Study Review

- FRESH START presented the 2023 Proposed Budget and the 2022 Reserve Study by slide presentation.
- The Association dues and expected community expenses and repairs were discussed. Under the proposed 2023 Budget, HOA dues will increase between \$11.00 and \$19.00 depending on the size of the unit beginning 1/1/2023. This represents an overall increase of 4.72%. Compared to the current inflation rate of 8.26%, the proposed increase was minimal.
- A motion was made and seconded to approve the 2023 proposed budget as written. Without further discussion, the motion passed unanimously.
- The newly adopted budget, reserve study and allocation chart will be uploaded to the website and sent to each Owner.

ADJOURNMENT

NEXT MEETING DATES: **Wednesday, Dec 21, 2022 at 5:00 pm**

MEETING ADJOURNED: **6:09 PM**

--- END OF MEETING MINUTES ---

MINUTES PREPARED BY: **FRESH START Real Estate, Inc.**
Community Manager

www.SunshineCreekCondos.com