



MEETING MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS OF: SUNSHINE CREEK CONDOMINIUMS

LOCATION: Zoom Meeting held at remote locations
DATE: 04/28/2022
CALLED TO ORDER: 05:18 pm
QUORUM PRESENT: Yes

ATTENDEES (Board Members Bolded)

Sheri Bacon- Chair	Elisabeth Matt
Susan Lowry – Vice Chair	
Tamara Mills – Secretary	
Danna Carlson - Director	
Mike Grenbenc - Director	
Mark Vandervest - FSRE	
Cindy Vandervest – FSRE	Sunny Arruda - FSRE

OWNER'S FORUM

AGENDA ITEM DESCRIPTION

Barking Dog

- 1- Nuisance barking cannot continue. Request Attorney to make notification of removal of nuisance.

OPENING BUSINESS

AGENDA ITEM DESCRIPTION

Agenda approved unanimously after the addition of Woodpeckers and Banner Bank to New Business

Minutes from Special Meeting on December 9, 2021 was approved unanimously as written

Draft of Annual Meeting Minutes from February 24, 2022 presented for review. These remain in draft form until the next Annual Meeting.



FINANCIAL REPORT

AGENDA ITEM DESCRIPTION

Financials as of 03/31/2022:

§ Total operating funds:	\$ 67,360.21	including pending EFTs.
§ Total reserve funds:	\$ 212,558.26	
§ Total cash assets:	\$ 279,918.47	
§ Total YTD income:	\$ 52,622.15	
§ Total YTD expenses:	\$ 36,750.55	including \$2,301.00 of Reserve expenses.
§ Budget vs. Actual <u>Income</u> :	33.07%	collected YTD.
§ Budget vs. Actual <u>Expenses</u> :	19.13%	paid YTD incl. 3.49% of Reserve expenses
§ Total delinquencies:	\$ 493.40	One account 31-60 days (Unit 44).

MANAGER'S REPORT

AGENDA ITEM DESCRIPTION

REPAIRS, MAINTENANCE & UPDATES

The following maintenance updates are for informational purposes only and do not require Board action at this time:

1. Pool deck and east clubhouse patio pressure washed, ready for replaster. Instructions for after care to be sent from WetKat.
2. Blown over tree cut up and stump dug out in front of Bldg. 10640.
3. Tipping handicap sign repaired & repainted.
4. Batteries changed in clubhouse door locks.
5. Clubhouse locks reprogrammed for property calendar.
6. Garbage: onsite trash management is ongoing.
7. Lighting: maintenance is ongoing.

ADMINISTRATION

1. **Violations & Warnings:**
 - a. 4/11/2022 Noise Violation (dog barking - elevated)
 - b. 4/22/2022 2 Common Area Violations (personal property left outside of doorway & packages)
2. **Homeowner Correspondence and Administration**
 - a. Board information only:
 - i. None
3. **Owner correspondence for Board Review**
 - a. Board action requested:
 - i. None



OLD BUSINESS

AGENDA ITEM DESCRIPTION

Pool Plastering Update

- Ready for plastering & Special care instructions for after plastering is done will be sent
- Need a schedule for volunteers to check water readings.
- On schedule to open Memorial Day weekend.

Woodpeckers

- Expecting Pest Control company tomorrow to assess situation and give plan to deal with the woodpeckers.

NEW BUSINESS

AGENDA ITEM DESCRIPTION

Bank Account Update

- Banner Bank records need to have signature cards updated
- Sherry and Tamara need to go Banner Bank to sign on the account. Motion made and seconded to update officer signatures at Banner Bank. Motion passed unanimously.

Landscaping Price Increase

- Great Gardens has announced a rate increase. However, bids from other landscaping companies still coming in 3 times higher than Great Garden's increase.
- Motion made and seconded to retain Great Gardens. Motion passed unanimously.

Pressure Washing 2022

- Pool Deck was already pressure washed by FRESH START to prepare for plastering. Motion made and seconded to continue pressure washing as scheduled in the Reserve plan. Motion passed unanimously.

Bark Mulch

- Truckloads of mulch delivered with manual spreading by maintenance crew is much cheaper than having the bark dust blown on. Coverage is better too.
- Home Depot sale is on for 5 bags for \$10.00. Good option for longer lasting color.
- Areas could be alternated every other year.
- Motion made and seconded to obtain brown bark mulch and spread it as needed, not to exceed \$3,500.00. Motion passed unanimously.

Broken Glass near Barrier at Davies

- Needs to be cleaned up. FRESH START will clean up as needed.

HOA Garage

- Ceiling is falling and needs to be scheduled for repair. FRESH START will repair as needed.

ADJOURNMENT

AGENDA ITEM DESCRIPTION

NEXT MEETING DATES: **Tuesday, June 30, 2022 at 5:00 pm**

MEETING ADJOURNED: **6:22 PM**

--- END OF MEETING MINUTES ---

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