

SunAir 1 Estates Open Community Board Meeting 02/26/2024 @ 6:00 pm

Meeting called to order by President Karan Sandholm

Introduction of Board Members

Quorum was established: Karan Sandholm, Karen Beebe, Reyes Villaneuva, Cheryl Brooks, and Jeanne Fuller, currently there are two vacancies

Secretary's Report

Review and approve November 9 2023 minutes

Accepted by Cheryl

2nd by Karen

Treasurer's Report – January 2024

Karan Sandholm read the financials from January

Operating total	\$19,554.30	Reserve total	\$53,927.76
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Operating Equity	\$28,746.30	Reserve Equity	\$44,735.76
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Old Business:

We have gotten two bids on having dead trees cut down, just ONE of the trees including removal (big pine in common area) will cost us \$6,000. We have approximately four to five trees that need to be cut down and/or trim off dead branches on the super large pine trees (sad state of affairs).

We are applying for a grant through the City of Peoria to help with funding regarding the trees (city will match up to \$10,000). City isn't accepting grants until June early July of this year.

Roofing issues – warranty is up for workmanship is expired – 3 years.

Real estate company has questions during purchase process

Jeanne – roofing insurance document – this is approximately 100 page document

Painting – Cheryl – 13 units left to be done – be done in March

Some units have issues with boards not being repaired

Volunteers needed for Treasurer and Member at Large – contact Karan Sandholm

Homeowner Forum

Fruit trees need to be kept picked

Landscaping is being worked on to keep up on what they are supposed to be doing – no updates on aerating lawns

Next Meeting: March 26, 2024

Meeting was adjourned at 6:50 pm