

Sun Air Estates I Open Community Meeting 05/20/23

All Board members in attendance, Reyes, Arlene, Karen, Ann, Kathy, Cheryl and Regina via zoom. Brigette from Colby also present.

Meeting called to order at 6:03PM

Secretary Report

Kathy read the minutes from the open community meeting 04/24/2023. Motion to accept the minutes Arlene 1st, Ann and Regina 2nd the motion.
Additional notes about insurance discussion is on the web site.

Question was asked about no open meetings during the summer as it was read in the minutes. The Board will still meet and Brigette from Colby is still available.
Not having the open meetings during the summer is due to lack of homeowner participation. Open community meetings will resume September 25, 2023.

Treasurers Report

As of 04/30/23

Total Assets \$112,949

Reserve - major maintenance \$53,601 (Painting for 2nd set of 10 houses deposit paid out \$5950)

For the month - income \$14,700 (below budget by \$2273. Due to a few homeowners in arrears. All in arrears above \$400 have been sent demand letters or are in collections)
- expenses \$15,574 (below budget by \$\$1,398)
-net income (\$874)

Homeowner asked if they could receive the financials monthly as they used to. Brigette stated that they can be sent out per request. Contact Colby.

Old Business

Landscaping - Many valves and sprinklers are getting old and needing replacement. Only put a flag out if you have contacted Karen, Landscaping

Director. Homeowners need to water your lawn as stated by our bylaws. Karen and the landscaper communicate weekly.

Homeowner stated that there is a "bird clover" that is killing the grass. Karen will look into with the landscaper. Homeowner also complained that the landscapers are not bagging the grass after it is cut.

The next time fertilizer is applied it will have a weed killer.

Maintenance - Nothing new since the painting is completed on the 2nd 10 houses. The architectural application was on last months newsletter and is also available on the website. Again, any changes to the outside of the home needs to go thru the process of going thru the HOA Board. Depending on the type of change on the inside of the home it may also need to go thru the HOA Board. This is available in the Bylaws B-1, Structural changes. Ask, call or email a member of the Board or Colby when in doubt.

If you make changes and your building is not up to code then it could hinder the selling of the home. Check with the City of Peoria if permits are required.

Pool update - Unit 2 is decreasing the pool dues to the unit 1 homeowners. The invoices should go out very soon.

Insurance - Regina heard back from the Broker we have been working with. There is no other insurance company that will take on our community. This is mostly due to the claim on the roof coverage when they were all repaired. So we are still with American Family Insurance as a community.

Homeowner forum:

Homeowner asked that a budget per home be drawn up by Colby. He also suggested that Colby be fired if they can't supply the information. If a homeowner would like the financials, which includes the budget, they are available upon request. The budget will not be broken down by individual home.

Homeowner is trying to sell her Fathers property. She has questions about the Condominium Questionnaire. The questions have not been answered "NO" but with an explanation and the sales have been falling thru the cracks. The house has not sold due to the questionnaire not being answered to the lenders satisfaction. Brigitte asked the homeowner to contact her.

Homeowner asked if the board is going to pay his water bill for his leak. 2 other homeowners mentioned that they paid their own additional water bill.

Homeowner received a letter from Colby that the grass was not being watered. He asked when the fine with go into effect. The 1st letter is a courtesy notice that it has been noticed the grass is in need of water. Karen to follow up with Landscaping to make sure that the water is coming on.

The violations are to bring attention to the homeowner that there is an issue. If noting is done to correct the issue then a 2nd notice with possible fines.

Another homeowner had pipe repaired and landscaper didn't turn the water on. The timer is not set properly. Karen to follow up.

Grass is also not growing because there is no seed in that area. He's watering dirt.

Another homeowner ran into the mailbox. Is the HOA responsible to replace? Post office will not take care of it. The mailbox needs to be replaced by the homeowner that hit it. Reyes will contact the other homeowner.

Meeting adjourned 6:48PM