

Villas at Sunrise Creek HOA - Board of Directors Meeting Minutes

July 6, 2022, at 5:00 pm, Montrose Public Library

Roll Call/Determination of a Quorum/Call to Order

Jack Petruccelli, Board President, attended the meeting and there was one homeowner, Jerry Weaver, present. Janet Samples and RaeAnne Hadley from Source HOA also attended. With one board member present, the quorum requirement was met. The meeting was called to order at 5:18 pm by Jack Petruccelli.

Financial Reports

Jack Petruccelli discussed the 2022 HOA Budget which will be approved by the Board at a future meeting.

Old Business

Builder Lots: Jack explained there are two builders currently constructing homes on lots in the HOA; Sjoden Wood Designs (8 lots) and Boggan Construction, (6 lots). Currently, there is one home under contract.

New Business

2022 Annual HOA Dues: The 2022 Annual Dues statements will be sent to homeowners by July 8th. Homeowners may pay quarterly, if desired, for 2022. The HOA fiscal year is June 1 – May 31. ALL dues will be collected through the online homeowner portals provided by Source HOA. Dues include mowing and snow removal services for homeowners. [correction after meeting: statements were sent on 7/15/22]

Annexation of homes into the HOA: Jack discussed the option to annex the two duplexes at the south end of Walden Dr. into the HOA. Additional discussion will occur at a subsequent meeting.

Tree replacement: Jerry Weaver requested that a dead tree in the street scape be removed and replaced. Jack will contact Kyle to perform the work.

Sprinkler Leak: Jerry reported there was a water leak at a sprinkler valve that has been repaired by Kyle. The leak should account for any increased water usage.

Water Tap & Sprinkler System Installations: Jack stated that any homeowner wishing to tap into the sprinkler system must have prior approval from the HOA Board. Work will ONLY be performed by Kyle, because of his familiarity with the system and requirements.

Director Nominations

Jerry Weaver and Janet Samples were nominated from the floor to join the Board of Directors. No other nominations were submitted. Jerry will serve as Vice President and Janet Samples will serve as Secretary, each for a one-year term. Janet Samples will abstain from voting on issue that may be considered a conflict of interest for Source HOA. Jack Petruccelli moved to appointment Jerry and Janet to the Board, Jerry seconded and all were in favor.

Executive Session

No Executive Session was held.

Next Meeting Date

The next Board meeting will be held on either September 1st or September 6th, 2022.

Adjournment

Having no further business to discuss the meeting was adjourned at 5:33 pm.

RESPECTFULLY SUBMITTED by Janet Samples, Source HOA