

SUNRISE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MINUTES FROM FEBRUARY 23, 2026, AT 6:30 p.m. via Zoom. Those in attendance were Tom Low, Lakin Metzgian, Dehn Eisele, Frank Isolera, Jr., and Dave Britton.

- The meeting was called to order at 6:50 p.m.
- Minutes from the January 2026 meeting were approved by the board.
- Financials from January 2026 were reviewed and approved by the board.
- Discussion occurred regarding outstanding dues and liens previously filed for residents with balances exceeding \$300. Board confirmed liens had already been filed for those qualifying accounts.

Old Business:

- Newsletter – Board discussed the February newsletter and distribution through SAGE HOA Services, the HOA website, and Facebook. Board will confirm distribution.
- Covenant and By-Law Review – Work continues to revise and format covenants in a clearer document format based on guidance from legal counsel. A revised draft will be circulated to the board for review prior to presenting to residents for voting.

New Business:

- Community Garage Sale – The board scheduled the neighborhood garage sale for May 28-30, 2026 (Thursday through Saturday following Memorial Day weekend).
- Yard of the Month – The program will begin in April for recognition starting in May. The winning resident will receive a \$40 credit on dues and have a yard sign placed at the property. Recognition will also be posted on the HOA Facebook page.
- Lawn Care Contract – After reviewing bids, the board voted to approve the proposal from Trees, Shrubs and More for 2026 lawn maintenance services. The company serviced the HOA in 2025 and submitted the lower bid.
- HOA Tax Documents – A board member volunteered to visit the accountant's office to sign the required HOA tax documents.
- Utility Work at Entrance – Board discussed recent digging near the neighborhood entrance related to a possible water or power line issue. The area appears restored but will be monitored when irrigation systems are activated.
- Snow Plow Damage – Damage to a resident's yard near 26th Street and Calvin Road was reported after a snowplow drove over the curb during snow removal. Photos were taken and the board will follow up if necessary.
- Mailbox Post Damage – A mailbox post along 25th Avenue was damaged by Remodeling Dreams Construction while working at a nearby residence. The company and the local resident were contacted regarding replacement. Once the weather warms up, the post will be replaced. The company has requested that an invoice be sent and will reimburse the HOA for the cost.

Meeting Closed at approximately 7:30 p.m.

Next Meeting will be held March 23, 2026 at 6:30 p.m. via Zoom.