

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

- The meeting was called to order at approximately 6:30 p.m.
- Minutes from the February 2026 meeting were approved by the board.
- Financials from February 2026 were reviewed and approved by the board.
- Discussion occurred regarding outstanding dues totaling approximately \$26,000. The board confirmed that liens remain in place for accounts exceeding \$300. It was agreed that SAGE HOA Services will resend invoices to residents with outstanding balances at the end of March, allowing an additional opportunity for payment.

Old Business:

Covenant Review and Amendments – The board continued reviewing proposed covenant updates. It was determined that each proposed change will be structured as an individual amendment for separate voting by homeowners. Key proposed updates include:

- Removal of Lot 339 (city-owned park) from HOA governance
- Clarification of HOA authority replacing the Architectural Control Committee
- Inclusion of property management costs within assessments
- Updates to allowable exterior structures (including solar panels)
- Update of approval timelines for ACR from 30 days to 7 days
- Expanded fence material options (with color subject to board approval per existing guidelines)
- Clarifications regarding trash/recycling requirements
- Addition of mailbox maintenance responsibilities

The board discussed the process for homeowner voting, including notice requirements, proxy voting, and scheduling a special meeting. Due to timing and logistics, the vote is anticipated to occur later in 2026 after proper notice and preparation.

The board also reviewed potential bylaw updates and agreed not to pursue bylaw changes at this time, as they would require a significantly higher approval threshold and no critical changes were identified.

New Business:

Community Garage Sale – The neighborhood garage sale remains scheduled for May 28–30, 2026. Garage sale signs will be ordered through a local vendor and are expected to be posted around mid-to-late April (targeting April 18). The event has already been shared on the HOA Facebook page.

Lawn Care Contract – The board confirmed execution of the 2026 lawn care agreement with Trees, Shrubs and More. The company previously serviced the HOA and was selected based on performance and pricing.

Neighborhood Maintenance / Utility Work – The board discussed recent utility work near 25th Street, including concrete repairs and sprinkler system impacts. The situation will continue to be monitored, and follow-up with the utility provider will occur for reimbursement for repairs.

Mailbox Responsibility Clarification – The board discussed formalizing responsibility for mailbox structures, noting that the HOA maintains posts while homeowners are responsible for mailbox units, pending final covenant updates.

The meeting was adjourned at approximately 7:30 p.m.

Next Meeting: April 20, 2026