SUNRISE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES from AUGUST 24, 2026, at 6:30 p.m. via Zoom. Board members in attendance: Tom Low, Frank Insolera, Jr., Dave Britton and Dehn Eisele. Not in attendance: Lakin Metzigian.

The meeting was called to order at approximately 6:35 p.m.

Minutes from the July 2026 meeting were approved by the board by unanimous vote.

Financials from July 2026 were reviewed and approved by the board by unanimous vote. Financial Highlights – Standard monthly expenses were confirmed: Sage management fees, MUD, OPPD, and electronic fees.

Old Business:

Discussion occurred regarding outstanding dues totaling approximately $16,500 — the lowest in recent memory. The board confirmed that liens remain in place for accounts exceeding $300. Progress was noted on one previously significant outstanding account.

Covenant Review and Amendments – The amended covenants were finalized and to be recorded with Sarpy County Register of Deeds. Special meeting minutes for the covenant vote drafted covering open forum, discussion, vote, and results. An email from SAGE HOA management sent to residents on results of special meeting voting.

Central States insurance check for prior damage to sidewalk along 25th Street. A board member will follow up with management on receipt status.

Ash trees: Tree Wise Men delayed by weather with work expected to begin the current week.

HOA insurance jumped from approximately $1,600 to approximately $6,000 per year 2025 to 2026. A board member will explore alternatives before the December renewal.

Sign companies to be researched to repaint black lettering on entrance signs.

New Business:

Yard of the Month – August 2026 Yard of the Month is 9406 South 26th Avenue. They will receive a $40.00 credit on dues. A board member will relocate the sign and notify the resident.

Annual Meeting – Tentatively set for Thursday, November 12, 2026, at 6:30 p.m. at Calvary Christian Church. A board member will confirm availability of the venue. 2027 budget work will begin for distribution for annual meeting.

Main sprinkler system water line being repaired by Elizondo Enterprises. Significant repair was underway all day. The replacement pipe is approximately 3× the wall thickness of the failed original. Cost is expected to be several thousand dollars.

Vacant house – 2514 Tulip: Owner lives in west Omaha; property has been neglected. Management will be requested to send a formal notice to the neighbor to remove a trailer parked on the property.

Unpermitted pool – 28th Avenue: No permit was pulled. A city inspector was unable to see over the fence. A neighbor's basement sustained significant water damage when the pool collapsed last time. Inspector was going to damaged property owner to get more information. HOA jurisdiction is limited to ACR compliance.

Neighborhood Compliance & Communications –

- Covenant amendment requires trash cans to be removed from the street within 24 hours. A board member will post a reminder on Facebook and request management send an email to residents.
- Sidewalk parking (blocking sidewalks) was flagged as an additional compliance issue to communicate.
- E-bikes: Minors riding at high speed through intersections without stopping was acknowledged as a safety concern. HOA enforcement options are limited other than reminders in correspondence.
- Long grass / un-mowed yards: Multiple properties noted and code enforcement has already been contacted for at least 15 addresses this month alone.

The meeting was adjourned at approximately 7:10 p.m.

Next Meeting: September 28, 2026, at 6:30 p.m. via Zoom.