SUNRISE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES JULY 27, 2026, via Zoom. Those in attendance: Tom Low, Frank Insolera, Jr., Dave Britton, Lakin Metzigian, and Dehn Eisele.

- Meeting called to order at approximately 6:34 p.m.
- Minutes from the June 2026 meeting reviewed and approved by the board.
- Financials from June 2026 reviewed and approved by the board.

Old Business:

- Covenant modifications: Special voting meeting set for August 10th at Calvary Church at 6:30 PM. Ballots mailed out and board members have received prior to this meeting. Dehn will get water for the meeting. Abby Blair from SAGE HOA Services will attend. She has been collecting proxy votes and will bring them to the meeting. Tom to contact prior board member about getting a newletter out about August meeting, covenants change recommendation and prior Yard of the Month winners.
- 25th Street issues:
  -Sidewalk damage assessed as potential hazard; Frank is working this issue with the contractor (OPPD) for broken sprinkler line. Tom to contact the City and see if they might replace.
  -Tom to email Trees Shrubs and More to see when they will begin cleanup of the ROW along 25th Street North of Gilmore Lake Road.
  -Lakin has received quotes for treating ash trees along 25th Street for Ash borers and cutting down one tree along with other tree cleanup. Board selected Tree Wise Men. Lakin to contact vendor to get contract signed.
- Sign lettering: Exploring options with artists/sign companies. Frank to follow up with First Impressions Signs and Graphics.

New Business:

- Yard of the Month: 2611 Tulip. Frank has moved the sign.
- Resident called Tom about issue with neighbor and pool flooding his basement. Tom called Bellevue permits and he did not have one. Someone from permits was to investigate and talk to the resident.
- E&O Insurance. We need to find cheaper this year. Last year tripled in price and won't renew until December so SAGE HOA Services contacted the insurance agent and they said they can't do anything until it renews. Too late. We need to have other options investigated.

- Board approved Tom to be reimbursed for expenses paid for on Special Meeting signs and monthly board@bellevuesunrise.com expenses.
- Reported that a commercial trailer is being parked at vacant house on Tulip by the next door neighbor. Need letter sent to resident by SAGE HOA Services.
- The meeting adjourned at approximately 7:30 p.m.

Next Meeting: August 24th at 6:30pm via zoom.