SPECIAL MEETING MINUTES – Sunrise Homeowners Association

A special meeting for voting on Amended Covenants was held August 10, 2026 at 6:30 p.m. at Calvary Christian Church, 10100 Cedar Island Road, Bellevue, NE. Board members in attendance, Frank Insolera, Jr., Tom Low, Dehn Eisele, Lakin Metzigian, David Britton. Two Representatives from the property management company, SAGE HOA Services were in attendance, Abby Blair and Chris Podraza.

There were a total of 67 property owners who either attended the meeting or they voted by Proxy which was held and presented at the meeting by SAGE HOA Services. Ballots were passed out to those present. Note: only one ballot per each resident address was allowed and per by-laws only residents who are current on dues had ballots validated.

President Frank Insolera, Jr. called meeting to order at 6:30 p.m.

An introduction letter and notice of meeting along with an Official Ballot & Proxy Appointment was sent out to all residents in July 2026.

Discussion was held on each of the 7 ballot proposals to amend the current covenants which are:

Proposal 1 – Modify Covenant Titling

Summary: A vote FOR removes all references to Lot 339 (the park) from the Covenants because the park has been annexed by the City of Bellevue and is now under City control. Any lot number sequences will be adjusted accordingly. A vote AGAINST leaves all references to Lot 339 unchanged.

Proposed Amendment

Strike all references to Lot 339 throughout the Covenants.

Proposal 2 – Modify Covenant Definitions

Summary: A vote FOR changes the definition of the Architectural Committee so that architectural review authority rests with the Board of Directors. A vote AGAINST leaves the current definition unchanged.

Proposed Amendment

Article I, Section 3:

Strike: "three (3) or more representatives appointed by the Association or a majority of owners as provided by Article IV hereof." Replace with: "the Board of Directors."

Proposal 3 – Modify Improvements Requiring Approval

Summary: A vote FOR adds additional improvements that require prior Board approval before installation or construction. A vote AGAINST leaves the current list unchanged.

Proposed Amendment
Article IV, Section 1
After "tennis court," add:
· Swimming pool
· Fountain
· Trash bin enclosure
· Treehouse
· Solar heating or cooling collection panels
· Solar panels

Proposal 4 – Modify Architectural Review Approval Timeframe

Summary: A vote FOR reduces the Board's response time for Architectural Change Requests from 30 days to 7 days and replaces the term "Association" with "Board." A vote AGAINST keeps the current 30-day response period and existing terminology.

Proposed Amendment

Article IV, Section 4
· Replace every reference to 30 days with 7 days.
· Replace "Association" with "Board."

Proposal 5 – Modify Fence Covenant

Summary: A vote FOR expands approved fence materials to include:
· Wrought Iron
· Aluminum
· Cast Iron
· Steel
(No chain link fences permitted.) Height requirement remains 6 foot. This amendment also removes the requirement that storage sheds and playhouses be enclosed by a six-foot fence. A vote AGAINST leaves the current fence materials and enclosure requirement unchanged.

Proposed Amendment

Article V, Section 2
Add: "wrought iron, aluminum, cast iron or steel (no chain link fences)."
Strike: ", and must be enclosed by a 6' fence."

Proposal 6 – Modify Trash Incinerator Covenant

Summary: A vote FOR expands the covenant to regulate the storage of trash, recycling, and yard waste containers. Requirements include:

· Containers must be removed from the curb within 24 hours after collection.
· Containers must be stored inside the garage, alongside the house, or in the backyard.
· Containers may only be placed at the curb during the 24 hours before collection and must be removed within 24 hours afterward. A vote AGAINST leaves the covenant unchanged.

Proposed Amendment

Article V, Section 7
· Add "and Trash/Recycling/Yard Waste Bins" to the section title.
· Add the storage requirements described above.

Proposal 7 – Add Mailbox and Mailbox Post Covenant

Summary A vote FOR creates a new Section 12 establishing standards and responsibilities for mailbox posts and mailboxes. The amendment provides that:

· Mailbox posts remain uniform throughout the subdivision.
· The Association will repair or replace damaged mailbox posts when the responsible party cannot be identified after reasonable inquiry.
· Owners must notify the Board of damaged posts.
· If a responsible party is identified, repair costs may be assessed to that party.
· Mailbox posts may not be painted, stained, altered, or modified.
· Homeowners remain responsible for their mailbox.
· Replacement mailboxes must match the Association's approved standard.
A vote AGAINST leaves the Covenants without a mailbox provision.

Proposed Amendment

Add Article V, Section 12 as presented in the amendment proposal.

Discussion closed and residents who wanted to vote turned their vote into to SAGE HOA Services representative for review and counting.

The meeting was adjourned at 7:40 P.M.

Ballots and Ballots Proxies were counted the next day by SAGE HOA Services with each proposed amendment passing per governing covenants and by-laws.