

Sunrise Canyon HOA Special Assessment Meeting

4pm at the HOA Pool Deck

June 11, 2022

The Board reviewed the requirements of CC&R Section 7.7 - Notice and Quorum Requirements for Special Assessments. The Board determined the requirements of Section 7.7 were met:

A meeting notice was made May 5, 2022 to all Members not less than fifteen (15) days, nor more than sixty (60) days prior to the June 11, 2022 date set for the meeting.

Quorum requirement for this meeting being met with more than fifty percent (50%) of the Owners being present in person, or by proxy. Forty (40) of the HOA's fifty-eight (58) owners were represented with votes by proxy or in person.

Additionally, in accordance with CC&R Section 7.6 - Special Assessments, the meeting was called for the single purpose of conducting an HOA vote for a special assessment to correct an inadequacy in the current operating budget.

HOA President Allan Wright stated the meeting had a single agenda item of discussion and vote concerning the Board's recommendation that a special assessment be made of \$2,200 per unit due by January 2, 2023, to cover the cost for new roadways in the HOA.

Discussion included:

Owners request for better transparency by the Board with regards to annual and reserve budgeting.

Request that the HOA conduct a reserve study to help prevent surprise expenditures. It was noted that the HOA did its first reserve study in the first quarter of this year and the full report is available on the HOA website.

The Treasurer, Vince San Angelo stated that the anticipated cost of the road replacement project would consume nearly all the \$127,600 assessment dollars and current reserve balance of approximately \$80,000. And that the reserve projection posted on the HOA website looks at three sources of funding for the reserve account: the proposed \$2,200 assessment, the addition of \$1,900 of transfer fees when units are sold and an increase of the annual dues to provide for additional contribution from the annual operating budget to the reserve account.

Several owners requested that the Board consider further increases of annual dues to fund the annual operating budget and reserve account, noting a preference of long-term planning to use annual dues rather sporadic special assessments as the funding source. Owners also specifically noted displeasure with the current state of maintenance for the pool, spa, and common area landscaping.

Owners request for better transparency by the Board with regards to how priorities are set for expenditures of HOA monies. Charlotte Slanaker requested the board approve the release of her Neighborhood survey to facilitate homeowner input with regards to setting priorities. Vince San Angelo committed to discuss the completion of the proposed survey with Charlotte following the completion of the special assessment meeting.

The Secretary tallied the votes. All voted were provided by written ballot. The special assessment passed, being approved by a majority vote. Forty (40) of the HOA's fifty-eight (58) owners voted by proxy or in person, with thirty-two (32) in favor and eight (8) opposed.

HOA President Allan Wright closed the meeting.