

Sugar Creek Ln Condominium Owners Association

Annual Meeting Minutes

July 24th, 2022 / 4:30 PM / 408-E Sugar Creek Ln Driveway

In Attendance

Terrie Jones 388-A

Stephen Jones 388-A

Cris Perry 388-D

Richard Schwaigert 408-F

James Lang 408-G

Adam Owens 408-H

Marina Karpus 408-I

Greg Scheff 408-J

Jeff Tackaberry (Representing Jenna & Austin Smith) New owner for 408-G

Proxy

Nancy Wilcox 388-B

- **Roll Call and Determination of Quorum**
- **Review and Approval of 2020 Annual Meeting Minutes**
- **Financial Report and 2022-23 Budget Review**
 - **Open Door Property reviewed the financial report and presented the 2022-23 budget.**

Old Business

- **April 1, 2022, dues increase to \$130.00/month.**
- **Placement of garbage and recycle bins.**
- **Mailbox cluster installation.**
 - **Some owners have received other people's mail. If it belongs to an owner in the HOA, take it to the owner. If not, return it to USPS.**

New Business

- **Sliding glass door replacement**
 - **Two quotes were provided to the HOA. Lite Inc. will install 2 sliding glass doors at 388-A and 408-G. Estimated 6-8 weeks for installation. 2 French style doors \$18,273.83 vs 2 sliding glass doors \$7137.23.**
- **Mujacking quotes for 3 driveway approaches.**
- **Deck staining, repairs, and front step repairs.**
 - **Contractor to give an updated bid and timeline for staining and repairs.**

- Trees
 - Tree bids for possible spring planting depending on finances.
- HOA dues increase vs. special assessment.
 - Unanimous decision to raise dues to \$150.00/month starting 9-1-2022.
- Snow Removal
 - Talk to Nate Moore about blowing the snow off the sidewalks to keep them from being obstructed.
- Marina Karpus (408-I) mentioned the lawn care company is blowing grass on her patio and sliding glass door track. Contact Sharp Lawns.
- Marina Karpus (408-I) mentioned her LL patio door frame is rotting. Get bids from contractors.
- Email the HOA contact list to all owners.
- Marina Karpus (408-I) brought up the solar panels at 408-E. Requested a letter from the homeowner that if any repairs are needed to the roof, the owner of 408-E is financially responsible for having them removed for the repairs or replacement of the roof if need be.

Election of Directors

- Unanimous election of 5 board members.
 - President: Michael Markham
 - Vice President: Cris Perry
 - Secretary: Kaitlyn Markham
 - Board member: Stephen Rogers
 - Board member: Greg Scheff

Meeting Adjourned