

Sunrise Mountain Mutual Homeowners Association
2023 Annual Member Meeting Minutes

Time & Date: Sunday, July 23, 2023, 10:30 am – 12 pm

Location: Pumphouse at 2970 Cazadero Hwy

Board Members: Caitlin Kniazewycz (President), Ken Jacobs (Treasurer), Suzanne Vradelis (Secretary), Gloria Allen, Jordan Shepard (liason to RRU), Joe Meisch (Members at large)

- 1) Quorum established and meeting opened at 10:39 by Caitlin Kniazewycz
 - a. Board Member introductions, Caitlin Kniazewycz (President), Ken Jacobs (Treasurer), Suzanne Vradelis (Secretary), Gloria Allen, Jordan Shepard, Joe Meisch (vice president)
 - b. Board members voted on and approved by all attending
 - c. Welcome new Community members: Tiffany Ann Fields, Hidie Connick/ Jose Ponce, Dana Valley/Nick Neade
 - d. Acknowledge previous board members. Two more members needed for board-at least 1 more full time resident.
 - e. Board successfully reconstituted over the year 2022-2023

- 2) 10:40 am: Treasurer report (Ken Jacobs)
 - a. Acknowledgement of Ken Jacobs' many hours of finance work
 - b. Review of financial report. Hard copies emailed/mailed to all members and some hard copies handed out at meeting.
 - c. Overview of tentative budget and setting dues calculated by dividing expenses by 52 property owners.
 - d. Dues were not raised to cover expenses in past years resulting very low emergency fund.
 - e. Water loan has 7 more payments, paid biannually
 - f. No Road repair money budgeted at this point in time
 - g. SMMHOA duty to provide safe water and financially responsible budget
 - h. Vote for approval of financial report and budget. One Nay, all other Ayes.

- 3) 11:10 am: Water system report (Jordan Shepard/Robert Sherod, Russian River Utility)
 - a. Water system is robust and water quality excellent
 - b. Review of repair and maintenance activities
 - b.i. Undersized Pumphouse generator issues. Replacement? Selling small generator?
 - b.ii. Larger gas tanks discussed
 - c. Conservation reminders for all
 - d. By 2032 State (Senate Bill SB552) will require meters. Some funding options will likely be available at that time.

- e. Critical to have correct contact info for RRU to notify in case of leaks, issues, etc.
 - f. Water line question at #67.
- 4) 11:35 am: Roads report, fire safety, and other Community business
- a. Discussion of future road budget and fair use of road if not paying for water
 - b. Fire safety
 - b.i. Tree trimming and brush clearing--only one work day previous year. Need to schedule more. Sonoma County available for chipping individual piles.
 - b.ii. First 2023 date for Fire Safety work day: Labor Day weekend, Sept 2,3, or 4. Need more volunteers as we only had 7 last time.
 - c. Road work day not established as yet
 - c.i. Budget for road repair discussed
 - d. Website, phone/email directory. Thank you to Tyler Suchman for creating the SMMHOA website. Please share contact info changes to Board.
 - e. Dana Valley volunteered to be at large board member
 - f. Nick Neade volunteered electrical expertise.
 - g. Joe Meisch volunteered for Vice President.
- 5) Board meets 4 times a year: fall, winter, spring and summer. Anyone is welcome to attend.
- 6) Some SMMHOA community struggling with increased dues. Board cannot address fundraising for individuals but SMMHOA members are encouraged to think of ways to help our small group of needy neighbors. Know your neighbors, work together, volunteer!
- 7) 12:00 pm: Meeting adjournment and barbeque lunch

ACTION Items:

- a.i.1. Plan September fire safety work day.
- a.i.2. Determine fall SMMHOA Board meeting date.
- a.i.3. Discuss road repair
- a.i.4. Address generator issues
- 5.. Finalize WEB site and availability

Attendees: Gloria Allen, Suzanne Vrdelis, Casy Morgan, Angie Morgan, Jordan Shepard, Dave Shepard, Cairtlin Kniazewycz,, Ken & Lisa Jacobs, Nick Neade & Dana Valley, Chris Zaim, Tyler

Suchman & Alisun Trees, Ricky & Kazami Kellar, Liam Flynn, Keith Palmer, Joseph turner, Tiffany Fields, Kevin Cassidy, Sara & Jose Ponce, Scott Bertelsen, Joe Meisch

SPECIAL THANKS to Jordan and Dave Shepard for BBQ shopping, grilling, set up/ clean up. Thanks to Ricky Kellar for set up/ clean up help.

For questions about this meeting, please contact Caitlin Kniazewycz (caitlin.kniazewycz@outlook.com or 925-497-1219) or Suzanne Vradelis (svradelis@gmail.com)