

Sunrise Mountain Mutual Homeowners Association
2024 Annual Member Meeting Minutes

Time & Date: Saturday July 6, 2024, 11:00 am – 12:30 pm

Location: Pumhouse 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)

Attended by: Tyler Suchman, Joe turner, Scott Bertensen, Sashana Proctor, David Shepard, Ricky Kellar Nick Neade, Roberta Whitman
Liam Flynn, Paul Runneals, Keith Palmer, Genevieve Mansfield,

1. OPEN MEETING @11:10

- a. Welcome and Board introductions
- b. Vote for approval of new board member Dana Valley, motioned, seconded, approved

2.TREASURER REPORT: see attached

- a. Reviewed Balance sheet, profit and loss, delinquent accounts, expenses
- b.\$500- 2023 Road budget unspent.
- c. Yearly dues to stay the same. \$1400or \$1300 if paid in full by July 31,2024

Budget approval motioned, seconded, passed

3.RUSSIAN RIVER UTILITY REPORT: Rob Sherod

- a. Quality-our system in excellent shape.
- b. Our current generator is undersized and can't support our system. New generator needed-about \$7000. Our current generator is in great shape could be sold or perhaps used on the mountain.

- c. Discussion about VFD's \$3,000-\$4000. Discussed cost of larger propane tank.
- d. State of California beginning a feasibility studies about the future consolidation of small water systems: proposals only, way down the road. Meters and flow capacity for fire response will be required at some point but not imminent.
- e. RRU loaned generator and propane tank last year in emergency
We have $\frac{1}{3}$ of water tank as emergency reserve.
- f. Billing issues-some confusion about timing of billing and the discount, some confusing duplicate bills sent out, payments go to RRU not SMMHOA post office box.
- g. Proposal for SMMHOA to further investigate purchase of larger generator, tank monitors, inform members for vote.

Proposal motioned, seconded, voted, majority passed

4. **SUNRISE MOUNTAIN ROAD:** discussion of issues:

- a. cost about \$10,000 per 100ft professional work.
- b. Possible SMMHOA equipment rental to do work ourselves.
- c. Currently \$500 from last year in the budget for road repair
- d. Volunteer days to clean up brush along the road needs to happen this fall when its less dangerous and next year in spring.

Action Items

The SMMHOA Board

- will continue to explore buying new larger generator and selling the old small generator (or repurpose it.)
- Notify members for vote before any purchase
- Schedule Volunteer Road/Brush cleanup days in the fall