

Sterling Hills Townhome Association (THA)
Annual Meeting Minutes
November 9, 2021

Members of Sterling Hills Townhome Association (THA) met at Roper & Sons on Saturday, November 9, 2021 to discuss and/or vote on the following agenda items: Member Services and Community Report, 2021 Profit Loss and Cash Flow Statements, 2022 Budget, and election of Board of Director (BOD) member.

Board of Directors present were: Jason Dugger (President), Allison Alber (Vice President), and Bryan Sink (Secretary/Treasurer). Dave Albers and Jean Bennett from Albers Co. were also present. Sign in sheets with names of members attending are at the THA office with a copy of these minutes. Minutes are also posted to the THA website.

Meeting was called to order by Dugger at 5:01 P.M. with introduction of BOD and approval of 2019 annual meeting minutes. Motion was made by Allison Alber and seconded by Barb Rolston. Motion carried unanimously.

Dugger opened discussion on member services by noting lawn care, irrigation system, snow removal, trees and the pavement improvements project. Dugger noted that the townhomes along Grainger are on public streets and the townhome owners own and are responsible for repairs on their driveways. The other streets are private and the HOA owns and is responsible for repairs on those driveways.

Members and the BOD discussed the following community items on the agenda in open discussion.

1. The tree planted at the west end of O'Sullivan will most likely not live. Dugger said that it would be better to wait and see if it lives rather than transplanting it.
2. Trees growing in the detention cell will need to be cut down and cleaned out. Dugger said to wait until the city sends out a notice before taking action. Members in the audience agreed.
3. The concrete project was started by Paula Dicero with the most important spots noted. It will be done in two parts with the first phase in the spring of 2022 and the second phase after that.
4. Snow removal. Comments from members were generally positive. The BOD encouraged members to report issues with snow removal to Albers so that issues can be address.
5. Lawn care company needs to not only spray the weeds in the rocked areas but remove the weeds as well. The BOD encouraged members to report issues with lawn care to Albers so that issues can be address.
6. Check to see when the refuse contract is up and get new bids. Members discussed that there may be garbage removal cost increases when the contract is up.
7. 3508 O'Sullivan looks like they are running a business out of their garage. They often run dirt bikes up and down the street, which is a danger to the kids that play in the area and have a nonoperable vehicle. The BOD encouraged members to call the non-emergency police line when appropriate and asked Albers to look into any potential covenant violations. Allison Alber (VP) stated that a formal complaint letter will likely need to be filed in order to follow the complaint process previously established by the Association.

8. 3600 McLaughlin have the same owners but may have different tenants. Members discussed that previous issues there are no longer apparent.

Dugger presented the 2022 budget and noted the increase for snow removal and the concrete project. Motion was made by Allison Alber and seconded by Abraham Mack (David) carried unanimously.

Dugger was nominated by Barb Rolston to retain his seat as Board of Director. With no other nominations, motion was made by Allison Alber and seconded by Barb Rolston to vote for Dugger. Motion carried unanimously.

There was no Open Forum request or discussion. With no further business, motion was made by Abraham Mack (David) and seconded by Ryan McKay to adjourn. Motion carried unanimously. Meeting was adjourned at 5:42 P.M.

Sterling Hills Townhome Association (THA)
Board of Directors Meeting Minutes
November 9, 2021

Officers of Sterling Hills THA Board of Directors met on November 9, 2021 at 5:43 P.M.

Motion was made by Allison Alber to approve the November 9, 2019 minutes and seconded by Jason Dugger. Motion carried.

Motion was made by Allison Alber to retain offices of Directors as they are currently held and seconded by Jason Dugger. Motion carried.

There was no new or old business.

With no further business to discuss, motion was made by Jason Dugger to adjourn, seconded by Bryan Sink and carried. Meeting adjourned at 5:56 P.M.