

Sterling Hills Townhome Association (THA)
Annual Meeting Minutes
November 14, 2023

Members of Sterling Hills Townhome Association (THA) met at Roper & Sons on Tuesday, November 14, 2023 to discuss and/or vote on the following agenda items: Member Services and Community Report, 2023 Profit Loss and Cash Flow Statements, 2024 Budget, and election of Board of Director (BOD) member.

Board of Directors present were: Jason Dugger (President) and Bryan Sink (Secretary/Treasurer). Absent Board of Director was Allison Alber (Vice President). Dave Albers and Jean Bennett from Albers Co., the property management company were also present. Dave Albers clarified to the group that VP Alber has no relation to Albers Co.

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. sterlinghillstha.org

Meeting was called to order by Dugger at 5:00 P.M. with introduction of BOD and approval of 2023 budget meeting minutes. Motion was made by Greg Adams and seconded by Barb Rolston, Motion carried unanimously.

Dave Albers presented the 2023 profit & loss statement, balance sheet and 2024 budget. Barb Rolston asked about the insurance price, thinking that it was low. Dugger said that it is only liability and it is fine. Dugger brought up late fees and they agreed on \$20 after giving people a warning.

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

1. Concrete – The list from Paula is complete, but we may still have some repairs in the future. It will have to be enough that a concrete company would take the time to bid on it.
2. Weeds – The lawn company needs to do a better job removing the weeds in the rocky areas.
3. Trees – We need to replace at least four trees that have died. Bryan will walk around to identify them and work with Albers to get them replaced.
4. 3635 O'Sullivan has a tree in the commons on the Yankee Hill side, that needs cleaned up.
5. Sprinkler zone map can be put up on the website.
6. Gutters – The mowers still need to do a better job picking up the gutter extensions and replacing them when mowing. Bryan suggested vinyl downspouts that roll up when not in use.
7. Dave Wilder asked what the rules are for truck or trailers parked in driveways or on the streets. When notified, the property manager can put out parking violation notices for vehicles to be towed at the owner's expense if they are not moved by the notice's specified date. Please see the website for rules and regulations on parking. sterlinghillstha.org
8. Julie Adams asked if anyone in SH is experiencing an increase in insurance. Theirs was raised 30 - 35%.

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

With no further business, *motion was made by Greg Adams and seconded by Ryan McKay to adjourn. Motion carried unanimously. Meeting was adjourned at 5:48 P.M.*

Sterling Hills Townhome Association (THA)
Board of Directors Meeting Minutes
November 14, 2023

Officers of Sterling Hills THA Board of Directors met on November 14, 2023 at 5:52 P.M.

Motion was made by Jason Dugger to approve the November 8, 2022 minutes and seconded by Bryan Sink. Motion carried.

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

There was no new or old business.

With no further business to discuss, motion was made by Bryan Sink to adjourn, seconded by Jason Dugger and carried. Meeting adjourned at 5:54 P.M.