

Sterling Hills Townhome Association (THA)
Annual Meeting Minutes
November 12, 2024

Members of Sterling Hills Townhome Association (THA) met at Roper & Sons on Tuesday, November 12, 2024 to discuss and/or vote on the following agenda items: Member Services and Community Report, 2024 Profit Loss and Cash Flow Statements, 2025 Budget, and election of Board of Director (BOD) member.

Board of Directors present were: Jason Dugger (President), Bryan Sink (Secretary/Treasurer). And 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 annual meeting minutes. Motion was made by Allison Alber and seconded by Julie Adams, Motion carried unanimously.

Dave Albers presented the 2024 profit & loss statement, balance sheet and 2025 budget. Motion was made by Allison Alber and seconded by George Sherry to approve the budget as presented. Motion carried unanimously.

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

1. Weeds – The lawn company did a better job this year, but still had weeds in the rocky areas.
2. Trees – NE Nursery will replace eight trees. Street trees that need trimming will be done in December. The detention area is in the process of being cleaned up.
3. A vehicle is often parked on the side of the street that does not allow parking. When notified, the property manager can put a parking violation notice on the vehicle 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

Jason Dugger was nominated by Allison Alber to retain his seat as Board of Director. Barb Rolston seconded, motion carried unanimously. Member term limits are now:

- Allison Alber (Vice President) – 2022-2025
- Bryan Sink (Secretary/Treasurer) – 2023-2026
- Jason Dugger (President) – 2024-2027

With no further business, *motion was made by Allison Alber and seconded by Ryan McKay to adjourn. Motion carried unanimously. Meeting was adjourned at 5:30 P.M.*

Sterling Hills Townhome Association (THA)
Board of Directors Meeting Minutes
November 12, 2024

Officers of Sterling Hills THA Board of Directors met on November 12, 2024 at 5:31 P.M.

Motion was made by Bryan Sink to approve the November 14, 2023 minutes and seconded by Jason Duggar. Motion carried.

Motion was made by Allison Alber 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 5:40 P.M.