



Sunset Ridge
Homeowners Association NFP
2021 Annual Meeting

AGENDA

10:00 AM – Homeowner Sign-In

10:10 AM – Call Meeting to Order / Board of Directors

10:15 AM – Committee Updates

- Communication
- Grounds
- Finance

10:30 AM – New Business

10:40 AM – 2022 Board of Directors Election

10:50 AM – 2022 Budget Vote

10:55 AM – Questions & Answers

11:00 AM – Adjourn Annual Meeting

Board of Directors 2021

Officers:

President – Mark Sekulich_(acting)

Vice Pres. – Bob Flores

Treasurer – Vincent Davis

Secretary – Mark Sekulich

Members:

Angie Guzman

Diane Ower

Communication Committee

Goals for 2022

- Annual Subdivision Garage Sale
 - Typically, is scheduled for the last Friday and Saturday in July.
 - Has been on hold due to pandemic concerns.
 - Need a new chairperson for 2022.
- Further develop email list for improved homeowner communication. This will also allow us to control our costs for mailings.
- Maintain our social media, email and phone presence and be prompt to reply to inquiries.

Grounds Committee

Goals for 2022

- Landscape Maintenance – continuous monitoring of work completed by our landscape contractor.
- Code Enforcement / Partnering with City of Zion and Zion Police Department.
- Maintain entrances including signs, lighting, and flags.

Finance Committee

Account Balances 11/30/2021

- Bank Balance: \$58,901.97
- Accounts Receivable: \$19,552.00
- Accounts Payable: \$0

Financial Status – Report Packet

- Balance Sheet 11/30/2021
- Profit and Loss Statement 11/30/2021

Finance Committee

Annual Association Dues Delinquency Actions (\$19,552 past due)

- The top 25% of delinquent accounts have been sent to collections.

Continue outsourcing of business management activities.

Typical rate for Management service is \$25 - \$50 per unit / per month.

Current rate for SHRA is \$2.20 per unit / per month.



Manager Duties
2021

Budget Proposal 2022

- Annual Fee 2019 – 2021 has been \$125 per home.
- Comparable fees for HOA in our area are \$300-\$400 per year.
- Recommend Annual Fee reduction for 2022. \$100 per home.

New Business

Open for new business from the floor.

- Park Clean Up, inquire about recycling receptacles for the park. Also ask Park District about dog waste bag dispensers for park and detention ponds.
- 1905 Midday concern. Inquire with ZPD and City of Zion on code enforcement and monitoring.
- 3 way stop sign for Sunnyside & Dawn Lane. Inquire with the City of Zion if they could do a study.
- ATVs in the neighborhood. Ask the ZPD to patrol more frequently and call the non-emergency line when ATVs are being ridden on our streets.
- Fireworks in the neighborhood. Ask the ZPD to patrol more frequently and call the non-emergency line when fireworks are being set off.

2022 Board of Directors Election

Officers:

President – Mark Sekulich

Vice Pres. – Yolanda Stackhouse

Treasurer – Vincent Davis

Secretary – Angie Guzman

Members:

– Terrence Dodge

– Diane Ower

– Sherry Sanchez

2022 Board of Directors nominations were received from the floor.

The above nominations were moved to approve and was seconded.

The 2022 Board of Directors were unanimously approved by the membership.

2022 Budget Approval

2022 Budget was presented by the board and reviewed by the membership.

Nomination from the floor to approve the 2022 budget was seconded. The 2022 Budget was unanimously approved by the membership.

	2021 Budget	Actual Jan 1 - Nov 30, 21	2021 Budget Delta	2022 Budget Proposal
Ordinary Income/Expense				
Income	\$125 fee			\$100 fee
Association Assessment Fees	28,375.00	26,283.00	-2,092.00	22,700.00
Disclosure Packet Fee	500.00	800.00	300.00	500.00
Foreclosure Fees	0.00	0.00	0.00	0.00
Total Income	28,875.00	27,083.00	-1,792.00	23,200.00
Gross Profit	28,875.00	27,083.00	-1,792.00	23,200.00
Expense				
Administrative	200.00	381.00	-181.00	300.00
Bank Fees	0.00	6.00	-6.00	0.00
Insurance	2,300.00	2,120.00	180.00	2,300.00
Landscaping	8,114.24	8,114.24	0.00	8,114.24
Legal Fees	500.00	-23.00	523.00	500.00
Office Supplies	400.00	0.00	400.00	300.00
Postage	300.00	618.00	-318.00	300.00
Professional Services fees	6,000.00	6,000.00	0.00	6,000.00
Repairs & Maintenance	4,500.00	0.00	4,500.00	2,500.00
Sponsored Events/Entrances	200.00	178.29	21.71	200.00
Utilities	300.00	237.83	62.17	300.00
10% Reserve	2,837.50	0.00	2,837.50	2,270.00
Total Expense	25,651.74	17,632.36	8,019.38	23,084.24
Net Ordinary Income	3,223.26	9,450.64		115.76

Question & Answers

Following the meeting, please direct all questions and requests for information to the Board of Directors at

sunsetridgehomes@gmail.com

or

224-789-3189



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